Providence City Planning Commission Agenda Amended
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
October 28, 2020 6:00 p.m.

Members of the Planning Commission may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel.
Persons wishing to comment on agenda items may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.

Call to Order: Kathleen Alder, Chair
Roll Call of Commission Members:
Pledge of Allegiance:

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for October 14, 2020.

Public Comments: Persons wishing to express their views on issues within the Commission's jurisdiction may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

Public Hearing(s): None

Legislative – Action Item(s): None

Administrative Action Item(s):
Item No. 1. Preliminary Plat: The Planning Commission will consider for approval the preliminary plat for Sage Crest Subdivision, a 15-lot residential subdivision located in the general area of 150 N Sherwood Dr.
Item No. 2. Condominium Plat: The Planning Commission will consider for approval a preliminary plat for South Cache Commercial Building 5, a 2-Unit commercial condominium located at 560 W 465 N.
Item No. 3 Final Plat: The Planning Commission will consider for approval final plats for Providence Gateway Condominiums Phases H & I, J & K, and L & M, a phased multi-family development located in the general area of 460 West 40 South and 460 West 60 South.

Study Items(s):
Item No. 1. City Code Review & Discussion: The Planning Commission will review and discuss portions of Providence City Code Title 10 Zoning Regulations to consider and prioritize possible amendments.

Agenda posted by S Bankhead on October 23, 2020
Amended agenda posted by S Bankhead on October 26, 2020

Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Public meetings will be held electronically in accordance with Utah Code Ann. §§ 52-4-207 et. seq., Open and Public Meetings Act. The Providence City Office Building, 164 N. Gateway Dr. is the anchor location; unless otherwise determined by the Chair, in accordance with UCA 52-4-207(4), an electronic meeting will be held without an anchor location.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
Providence City Office Building,
164 North Gateway Drive, Providence UT 84332
October 14, 2020 6:00 p.m.

Members of the Planning Commission may be attending this meeting electronically.
This meeting was live streamed on Providence City's YouTube Channel.

Call to Order: Kathleen Alder, Chair
Roll Call of Commission Members: Kathleen Alder, Chair
Attendance: Kathleen Alder, Rowan Cecil, Michael Fortune, Brian Marble (voting alternate)
Excused: Laura Banda, Robert Perry
Pledge of Allegiance: Brian Marble

Approval of the Minutes:
Item No. 1. The Planning Commission will consider approval of the minutes for September 9, 2020.
Motion to approve the minutes of September 9, 2020: *— R Cecil, second — M Fortune*
Vote:
Yea: K Alder, R Cecil, M Fortune, B Marble
Nay:
Abstained:
Excused: L Banda, R Perry

Public Comments: Persons wishing to express their views on issues within the Commission's jurisdiction may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441. By law, email comments are considered public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- No public comments

Administrative Action Item(s):
Item No. 1. Final Plat: The Planning Commission will consider for approval the final plat for Alder Square Commercial Subdivision Phase 4, creating a 0.85-acre commercial lot in the general area of 74 South HWY 165.
Motion to accept and approve the final plat for the Alder Square Commercial Subdivision Phase 4 recognizing the findings of fact as contained in the documentation from the staff, and also the conclusions of law and conditions:
— M Fortune, second — B Marble
Vote:
Yea: R Cecil, M Fortune, B Marble
Nay:
Abstained: K Alder
Excused: L Banda, R Perry

- S Bankhead explained that the Commission should reference the findings of fact, conclusions of law and conditions that were put together by the staff if they want to approve it on that basis.
- K Alder abstained because she has a financial interest in Alder Square.

Public Hearing(s):
Item No. 1 Proposed Rezone: Prior to making a recommendation on a proposed zone change for Parcel No. 02-096-0054 from Commercial General District (CGD) to Multi-Family Medium (MFM), located in the general area of 50 North Gateway Dr, containing approximately 3.21 acres, the Planning Commission is holding a public hearing. The purpose of the public hearing is to provide an opportunity for anyone interested to comment on the proposal before action is taken. **Persons wishing to comment on the proposed zone change may appear in person, email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.** By law, email comments are considered a public record and will be shared with all parties involved, including the Planning Commission and the applicant.

- Ben Steele of Visionary Homes said that he would like to retract the term "affordable housing" in regards to this project. They will try to make these units affordable, but they are not connected to any government

program or definition of "affordable housing." B Steele discussed the "live work" units, and how similar units are being used in North Logan. He looked into the parking issue.

Legislative – Action Item(s):

Item No. 1. The Planning Commission will consider for recommendation to the City Council a proposed zone change for Parcel No. 02-096-0054 from Commercial General District (CGD) to Multi-Family Medium (MFM), located in the general area of 50 North Gateway Dr, containing approximately 3.21 acres.

Motion to recommend approval of the rezone: *— R Cecil, second — B Marble*

Vote:
Yea: K Alder, R Cecil, M Fortune, B Marble
Nay:
Abstained:
Excused: L Banda, R Perry

- S Bankhead explained that the General Plan did not anticipate this change.
- M Fortune and R Cecil expressed support for the change.

Administrative Action Item(s):

Item No. 2. Preliminary Plat: The Planning Commission will consider for approval the preliminary plat for Ballard Springs, a 39-lot residential subdivision located in the general area of 515 West 500 South.

- Nic Porter of Champlin Development explained why they changed the design of the subdivision. There is a low area on the property that will now be open space.
- S Bankhead explained that this is a Planned Unit Development (PUD). The street/sidewalk/park strip were discussed. N Porter explained why they like their streets narrow. Studies have shown that traffic goes slower the narrower the road is. It also gives a quaint feel. N Porter discussed not needing sidewalk on both sides of the street. There is no on-street parking, and this hasn't been an issue in the past. The property to the north was discussed, including connecting the road to that parcel.

Motion to approve the preliminary plat for the Ballard Springs, a 39 lot residential subdivision located in the general area of 515 West 500 South: *— R Cecil, second — M Fortune*

Vote:
Yea: K Alder, R Cecil, M Fortune
Nay: B Marble
Abstained:
Excused: L Banda, R Perry

Item No. 3. Preliminary Plat: The Planning Commission will consider for approval the preliminary plat for Shoreline Estates, a 63-lot residential subdivision located in the general area of 700 E Spring Creek Parkway.

- Steve Earl of Cache Landmark Engineering spoke about the project.
- S Bankhead explained the conditions in the staff report, including the necessary vacations of city property that would need to be accomplished.

Motion to accept the preliminary plat for Shoreline as outlined in our agenda tonight: *— B Marble, second — R Cecil*

Vote:
Yea: K Alder, R Cecil, M Fortune, B Marble
Nay:
Abstained: L Banda, R Perry

Item No. 4. Multi-Family Design & Site Plan: The Planning Commission will consider for approval the multi-family design and site plan for Homes on Parkway 3 & 4, a 26-unit multi-family development located at 220 N Spring Creek Parkway.

- Kathleen Alder read from a letter that was submitted by Matt Harris, a resident of Providence. In his letter, he discussed why townhomes are important to the community. They provide an option for homeownership for those of median income. They provide an opportunity for conservation of land. They produce less waste. He discussed what makes a good townhome, such as proximity to open space, grocery stores, and public transportation; a unique exterior, etc. He feels that townhome developments in

Providence are doing well on some aspects, but not on proximity to open space and unique exteriors. He mentioned that the trees and land on the miniature golf course is home to birds and other creatures. The current plan with this development is to cut down the trees and plant some new ones. He feels that this plan should be revised to keep the trees. We have a responsibility to be stewards of nature.

- Jim Macfarlane, developer, spoke about the trees on the property. They have worked to preserve the trees along the southern and eastern border, as well as some others. They made this design with the intention of preserving the trees as much as possible. There was a discussion about the units being built as townhomes but not being platted on individual lots. They will be rented out.

Motion to approve the multi-family design and site plan for Homes on Parkway 3 & 4, a 26-unit multi-family development located at 220 N Spring Creek Parkway subject to the conditions provided by S Bankhead earlier in the meeting: *— R Cecil, second — M Fortune*
Vote:
Yea: K Alder, R Cecil, M Fortune, B Marble
Nay:
Abstained:
Excused: L Banda, R Perry

Item No. 5 Planning Commission Bylaws Amendments: The Planning Commission will consider for recommendation to the City Council proposed amendments to the Planning Commission Bylaws Section 3.2 by allowing the chair to serve consecutive terms.

- S Bankhead explained the background of this item. It was discussed by the Planning Commission last meeting.

Motion to recommend to the city council to accept changes to the planning commission bylaws, especially 3.2 allowing the chair to serve consecutive terms: *— B Marble, second — M Fortune*
Vote:
Yea: K Alder, R Cecil, M Fortune, B Marble
Nay:
Abstained:
Excused: L Banda, R Perry

Study Items(s): None

Commission Reports:

- K Alder reported that she went to the variance committee about the window well in the setback issue that was discussed at the last meeting. According to the City Attorney, it did not qualify for a variance. She would like the Commission to receive training on this issue.

Motion to close the meeting: — *R Cecil, second — B Marble*
Vote:
Yea: K Alder, R Cecil, M Fortune, B Marble
Nay:
Abstained:
Excused: L Banda, R Perry

Meeting adjourned at approximately 7:20 PM
Minutes prepared by Jesse Bardsley

_____ _____
Kathleen Alder, Chair Skarlet Bankhead, City Recorder

DRAFT

PROVIDENCE CITY Preliminary Plat Analysis		
Item Type: Preliminary Plat	**Applicant:** 500 North LLC (Brent Skinner & Danny Macfarlane)	**Agent**: Danny Macfarlane **Owner:** Stan Checketts Properties LLC
Prepared by: Skarlet	**General Plan**: SFL	**Zone**: SFT
Parcel ID: SE portion of 02-101-0001 **Address**: Not assigned – general area 150 North Sherwood Dr (800 E)	**Acres:** 6.10 **Density per net acre:** **PCC:** 3.75 **Project:** 3.36	**Number of Properties:** 1 **Proposed Lots:** 15 and 1 remainder parcel

Background Information:

1. This is a review of the Sage Crest preliminary plat, received by the City on October 2, 2020 and corrections submitted 10/06/2020.
2. The southeast portion of Parcel 02-101-0001 is a peninsula containing approximately 6.10 acres. The developer proposes extending Sherwood Dr. (800 E) as shown on the General Plan Map titled Transportation Classification. Page 1 of the concept plan (submitted on 09/04/2020) shows proposed roads for the balance of Parcel 02-101-0001 that also reflect the roads shown on the Transportation Classification map.
3. On September 16, 2020, the City Council adopted Ordinance No. 2020-009. An ordinance changing the zone for the southeast portion of parcel no. 02-101-0001 from Single-Family Large (SFL) to Single-Family Traditional (SFT), located in the general area of 80 N Sherwood Dr. (800 E), containing approximately 6.10 acres.

Summary of Key Issues:

1. As per D Macfarlane email dated 10/23/2020, the conceptual roadways have been shown for reference. There are no additional phases planned at this time and this is the only phase that will be included in the preliminary plat. The remaining land is a remainder parcel as allowed by PCC 11-3-2:B.4.h.
2. As per D Macfarlane email dated 10/23/2020, all lots will have pad ready grading completed. The east lots will be graded flat. The west lots will be graded flat for 20-ft from the back of curb with a 9'ft drop to another level for walkout basements. All necessary compaction test results will be provided for the roadway and the lots.

Providence City General Plan 2020

- **Vision**:

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

- **Key Initiatives:**
    1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
    2. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices.
    3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
    4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.
    5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
    6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

FINDINGS OF FACT:

This review used the following resources:

1. Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
2. The Providence City General Plan 2020, current development, and anticipated development in the

immediately surrounding area were considered to review the preliminary plat.

3. PCC 8-1-21: Water Availability Requirements list the requirements for water dedication.
4. PCC 11-3-2: Preliminary Plat list the requirements for a preliminary plat.

Drawing Requirements: The title block of the preliminary plat shall include the following:

- ✓ The proposed name of the development. **Sage Crest Subdivision**
- ✓ The section, township and range of the development.
- ✓ The names, addresses, and contact information of the owners, developer(s), if other than the owners, and surveyors or and designers of the development.
- ✓ Scale of drawing and north arrow.

2. Existing Conditions: The preliminary plat shall also show:
   - ✓ The legal description basis of bearing, and total acreage (total acreage includes all property within the parcel(s) and all phases whether current or future) of the proposed development, certified by a licensed land surveyor.
   - ✓ Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
   - ✓ The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
   - ✓ Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
   - ✓ Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
   - ✓ Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
   - ✓ By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
   - ✓ A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)
3. Proposed Conditions: The preliminary plat shall also show;
   - ✓ The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements.
   - ✓ The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development.
   - ✓ The layout, numbers, hazard setback, and typical dimensions of lots and square footage.
   - ✓ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the development.
   - ✓ Written statement by the design engineer verifying that all lots have an adequate buildable envelope with regards to hazardous slope, building, water, zoning setbacks, etc.
   - ✓ Easements for water, sewer, drainage, utility lines and other utilities.
   - ✓ Typical street cross-sections and preliminary street grades if required.
   - ✓ Copies of any agreements with adjacent property owners relevant to the proposed development.
   - ✓ Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use.
   - ✓ A professionally prepared plat having been prepared on a minimum twenty inch by thirty

inch (20" x 30") or maximum twenty-four inch by thirty-six inch (24" x 36") approved reproducible drafting medium.

- ✓ A signature block along the right-hand margin of the preliminary plat, providing for the following certifications or approvals:
  - ✓ Prior to City review, an affidavit or certificate of clear title to the effect that the applicant is the owner of, or that he is authorized by the owner in writing to make application for, the land proposed to be subdivided. The affidavit or certificate shall state clearly in which status, a copy of said written authorization from the owner shall be submitted with the preliminary plat. A title report shall also be submitted which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon. A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property.

- ✓ Phasing. The development shall be phased to provide public infrastructure, facilities, and services in a timely and orderly manner and provide the City the ability to protect and promote public health, safety, and welfare.
- ✓ PCC 11-3-2:E Approval: No preliminary plat shall be approved by the Planning Commission, the City Council, or any other designated Land Use Authority unless it complies with or can be shown that a final plat will be likely to comply with all the provisions set forth in the Providence City Ordinances.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of UCA Title 10 Chapter 9a Section 6.
2. The development is consistent with the General Plan map for zoning. The plat as drawn is a standard subdivision using the standard street cross-sections. The General Plan map for Parks, Open Space, & Urban Trails call for the power line and deer fence areas as future park, open space and wildlife area. As drawn, this development does not provide for additional recreation facilities.
3. **As per D Macfarlane email dated 10-06-2020, Stan Checketts and 500 North LLC have a verbal agreement to partner together on the development. We will create a joint LLC that will have Stan and 500 North LLC as partners.**
4. **As per D Macfarlane email dated 10-06-2020, due to the partnership Stan will grant the easement for the off-site temporary turnaround.**
5. A preliminary plat is not considered approved until all conditions have been satisfied and the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

CONDITIONS:

1. Submit information showing the water dedication requirement based on the following (taken from PCC 8-1-21.D.):

   The amount of culinary water to be dedicated shall be a minimum depletion amount of 0.45 acre-feet per year, approved for municipal use, per year per ERC for indoor use. Culinary water rights dedicated hereunder shall be perpetual in character and readily capable of use by the City.

   A. The general requirement for outdoor water shall be one acre foot of water per one-quarter acre of net irrigated area, defined as (1) 64 percent of the total area of a lot up to one-half acre and (2) 60 percent of the total acreage of lots over one-half acre in size.
   B. All open space within a development shall generally be considered as irrigated acreage, and one acre-foot of outdoor water per one-quarter acre or any portion thereof shall be required, unless a different plan is proposed by the developer and is approved by the City.
   C. All outdoor water use, pursuant to Utah law, shall be subject to the duty values promulgated by the Division of Water Rights, the necessary water for which shall be in addition to the amounts required above.

   For nondomestic and nonirrigation uses, water dedication quantity shall be determined by a development-specific, water-usage analysis undertaken at the expense of the developer and acceptable to the City.

   The water rights or sources dedicated shall be legally and physically sufficient to satisfy the indoor and

outdoor use requirements of all of the property in the development according to the requirements set forth in rule R 309-510-7 of the Utah Administrative Code, or any successor provision.
As per D Macfarlane email dated 10-06-2020, the water fire flow analysis and the water calculations will be submitted with the final plat submittal

2. Submit information showing the proposed water infrastructure is designed to provide sufficient fire flows to each proposed lot. **As per D Macfarlane email dated 10-06-2020, the water fire flow analysis and the water calculations will be submitted with the final plat submittal.**
   As per D Macfarlane email dated 10/23/2020, the elevation of Sherwood Dr. in this project is close to the elevation of Fire Hydrant 496. That hydrant has a static pressure of 129 psi, dynamic of 52 psi, flow of 12oo gpm and flow at 20 psi of 1447 gpm (per Rob). The homes in this subdivision will need to follow the fire department and fire code rules regarding square footage and fire flow.
3. Sherwood Drive must be designed to provide for functioning underground utilities, including but not limited to water, sewer, and stormwater, as it extends north beyond the development.
4. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
5. Approval by the city of any submitted application or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

FOR OFFICE USE ONLY
Date 10/2/2020
Payment Form Card
Amount $400.00
Receipt # 1BA29E443PT
Clerk KMC

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAT

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Initial DM Name DANNY M.

Date 10/1/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $400 application fee — ✓
- Cache County Recorder's parcel map(s) of areas on the preliminary plat — ✓
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat — ✓
- A written/signed statement from the owner of record, consenting to the applicant's pursuit of the preliminary plat approval — ✓
- A title report, dated within 30 days of the date of the application, which indicates in whom the fee simple title to such property is vested and any liens or encumbrances thereon. — COMING TOMORROW
- A statement from the property owner disclosing any options or unrecorded contacts/agreements associated with the property. — NO OPTIONS
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable) — ✓

Applicant (all information **must** be provided)
Name 500 NORTH LLC (BRENT SKINNER & DANNY MACFARLANE)
Address 540 W. GOLF COURSE RD SUITE B1 PROVIDENCE, UT 84332
Phone 435.760.7488 Email danny@csg.work

Party Responsible for Payment (if different than applicant): the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name SAME AS ABOVE
Address
Phone Email

Property (all information **must** be provided)
Owner of Record STAN CHECKETTS PROPERTIES LC
Address PO BOX 55 PROVIDENCE, UT 84332
Phone 435 757 4282 Email sscheckettsl@gmail.com

Project (all information **must** be provided)
Project name SAGE CREST
Project location 800 E. 150 N. PROVIDENCE Parcel Tax ID
Phase 1 Acreage of phase 6 Total phases in project 1
Zone SFT Height 35 Initial DM
Setbacks (front yard) 20 (side yard) 10 (rear yard) 15 Initial DM

Architect/Engineer/Surveyor (all information **must** be provided)
Name CIVIL SOLUTIONS GROUP
Address 540 W. GOLF COURSE RD SUITE B1 PROVIDENCE
Phone 435.760.7488 Email danny@csg.work

RECEIVED
OCT 02 2020
By KMC

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial DM Name DANNY M.

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial DM

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial DM

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

DANNY MACFARLANE

Signature of Applicant | Printed Name | Date

The following is a summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council. This does not include permits for new single-home construction or for business licenses, which are reviewed/approved by city staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee
Code Amendment	✓	----	✓	✓[1]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	**$400**
Final/Amended Subdivision Plat[2]	✓	----	✓	----	✓[3]	----	----	$600
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[4]	✓	----	✓	----	----	----	----	$50
Exception to Title[5]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100

[1] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

[2] Construction drawings are reviewed/approved by the City Engineer and Public Works Director

[3] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

[4] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

[5] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

I Stan Checketts, as the property owner give permission for a rezone application to be submitted on parcel 02-101-0001.

Signature Stan Checketts

RECEIVED
OCT 02 2020
By

Commitment for Title Insurance

Commitment Number: **00061397 NW**

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Continued on back page

Issued through the Office of

Cache Title Company, Inc.
65 West 100 North
Logan, UT 84321

Authorized Signatory

RECEIVED
SEP 28 2020
By

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401 (612) 371-1111

By _____ President

Attest _____ Secretary

ORT Form 4308
ALTA Commitment for Title Insurance 6/06

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A
ALTA COMMITMENT

File No. **00061397 NW**

Property Address: **Providence, UT 84332**

1. Commitment Date: **September 15, 2020** at **8:00 am**

2. Policy to be issued:

   (a) ALTA© Owner's Policy (06-17-06)

   Proposed Insured:

   Proposed Policy Amount: $

   Premium $

   (b) ALTA© Loan Policy (06-17-06)

   Proposed Insured:

   Proposed Policy Amount: $

   Premium $

   (c) Endorsements

   Premium $

3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

   STAN CHECKETTS PROPERTIES, L.C.

5. The Land is described as follows:
   See continuation of Schedule "A"

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Countersigned:

CACHE TITLE COMPANY, INC.

By: _____
AUTHORIZED OFFICER OR AGENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ALTA COMMITMENT
(Continued)

LEGAL DESCRIPTION

Beginning at the Northeast corner of Section 11, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and running thence South 0°30'08" East 2680.54 feet to the East Quarter corner of said Section; thence South 89°52'38" West 1266.42 feet 1320 feet by record) thence North 0°32'50" West 505.71 feet (505.4 feet by record) thence South 89°31'19" West 39.96 feet; thence North 1°02'30" West 824.27 feet (801.9 feet by record) thence South 89°24'51" West 1303.5 feet; thence North 1°02'50" West 166.46 feet (165 feet by record) to Boundary Line, as Entry No. 1073716, records of Cache County, Utah; thence along said line in 3 courses: North 4°50'36" East 270.67 feet; North 1°13'51" East 265.5 feet; North 85°0'13" West 669.91 feet; thence North 5°9'12" East 21.23 feet (22 feet by record) to the South line of 300 North Street; thence North 25°20'15" East 41.5 feet; thence North 30°39'47" East 637.56 feet; thence North 90° East 2903.16 feet to beginning.

LESS: Little Baldy Place Subdivision (02-288)

LESS: Beginning South 64°35'51" West 2886.95 feet from the Northeast corner of Section 11, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and running thence North 89°22'59" East 1303.51 feet; thence South 1°04'22' East 130.0 feet; thence South 89°22'59" West 1303.50 feet; thence North 1°04'42" East 130.0 feet to beginning.

LESS: Lot 20 Little Baldy Place (02-288-0020) as proposed new Boundary, as Entry No. 1202414, in Book 2034, at Page 1701, records of Cache County, Utah.

LESS: Beginning at the Northeast corner of Section 11, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and running thence North 89°50'24" West 1266.48 feet to the true point of beginning in the Southwesterly line of Spring Creek Parkway; thence along curve left radius 333' arc 273.98' chord South 52°44'49" East 266.32 feet; thence South 13°40'56" West 255.96 feet; thence North 50°08'21" West 339.05 feet; thence North 33°51'41" West 152.65 feet; thence North 10°05'08" West 67.47 feet to the North line of Section 11; thence South 89°50'24" East 205.68 feet to the true point of beginning.

Tax Parcel No. 02-101-0001

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B– I
ALTA COMMITMENT

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.:
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B–II
ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. **Taxes or Assessments**. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records.
3. **Parties in Possession**. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof
4. **Easements**. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records.
5. **Survey Matters**. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
6. **Patent and Water Rights**. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights including, but not limited to, easements or equitable servitudes; (d) water rights, claims to water or water rights, whether or not the matters excepted in (a), (b), (c), or (d) are shown by the public records.
7. **Mechanics' Liens**. Any liens, or right to a lien, for services, labor or materials theretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: Exceptions 1-7 listed above will be eliminated from the ALTA LOAN Policy.

8. **TAXES** for the year 2020 which are liens not yet due but payable in the amount of $13.89. Tax Serial No. 02-101-0001. **NOTE**: Taxes for the year 2019 have been paid.
9. This property is within the boundaries of **PROVIDENCE CITY** and is subject to all charges and assessments levied thereby.
10. Subject to any and all rights of way for any roads, ditches, fences, canals, or transmission lines now existing over, under or across said property.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in the Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
12. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B–II
(Continued)

13. Subject to an **EASEMENT**, granted by THOMAS SMART AND WIFE to THE TELLURIDE POWER COMPANY, recorded September 12, 1902, as Entry No. 28133, in Book 18, at Page 339, records of Cache County, Utah.

14. Subject to a **CONVEYANCE OF EASEMENT**, granted by THE SPRING CREEK WATER COMPANY, A UTAH CORPORATION to THE STATE OF UTAH, ACTING THROUGH THE UTAH WATER AND POWER BOARD, recorded February 10, 1961, as Entry No. 307174, in Book 51, at Page 132, records of Cache County, Utah.

15. Subject to an **EASEMENT GRANT**, granted by STAN CHECKETTS PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY to BARBARA M. RINDERKNECHT AND STEVEN R. MISENER, TRUSTEES OF THE E.W. RINDERKNECHT FAMILY TRUST DATED JUNE 18, 1997, THEIR SUCCESSORS AND ASSIGNS, recorded November 2, 1998, as Entry No. 698493, in Book 847, at Page 977, records of Cache County, Utah.

16. Subject to an **EASEMENT**, granted by BARBARA M. RINDERKNECHT, TRUSTEE OF THE ELMER W. RINDERKNECHT REVOCABLE TRUST DATED JUNE 18, 1997 to PROVIDENCE CITY, recorded November 2, 1998, as Entry No. 698494, in Book 847, at Page 978, records of Cache County, Utah.

17. Subject to an **AFFIDAVIT OF CORRECTION**, recorded May 16, 2008, as Entry No. 971717, in Book 1518, at Page 210, records of Cache County, Utah.

18. Subject to a **QUIT CLAIM DEED**, granted by BC DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY; PROVIDENCE LAND INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY AND ANDERSON DEVELOPMENT SERVICES, INC., A UTAH CORPORATION to STAN CHECKETTS PROPERTIES, LC, A UTAH LIMITED LIABILITY COMPANY, recorded November 8, 2010, as Entry No. 1032605, in Book 1645, at Page 237, records of Cache County, Utah.

19. Subject to a **RIGHT-OF-WAY EASEMENT**, granted by STAN CHECKETTS PROPERTIES, L.C. to PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER ITS SUCCESSORS AND ASSIGNS, recorded October 27, 2011, as Entry No. 1052081, in Book 1685, at Page 769, records of Cache County, Utah.

20. Subject to a **PERPETUAL ACCESS EASEMENT**, granted by STAN CHECKETTS PROPERTIES, L.C. to PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS, recorded October 27, 2011, as Entry No. 1052082, in Book 1685, at Page 774, records of Cache County, Utah.

21. Subject to a **BOUNDARY LINE AGREEMENT** by and between STAN CHECKETTS PROPERTIES, LC and HOTEL EAGLE COMPANY, LLC, recorded October 17, 2012 as Entry No. 1073716, in Book 1736, at Page 338, records of Cache County, Utah.

22. Subject to a **WATER LINE EASEMENT**, granted by STAN CHECKETTS PROPERTIES, LC to CITY OF PROVIDENCE, recorded February 20, 2018, as Entry No. 1190107, in Book 1992, at Page 1440, records of Cache County, Utah.

23. Subject to a **TEMPORARY EASEMENT AGREEMENT**, granted by STAN CHECKETTS PROPERTIES, LC to PROVIDENCE CITY, recorded February 20, 2018, as Entry No. 1190108, in Book 1992, at Page 1442, records of Cache County, Utah.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B–II
(Continued)

24. **REVOLVING CREDIT DEED OF TRUST AND FIXTURE FILING** given to secure an indebtedness shown in the records of Cache County, Utah.
    Principal Amount: $1,500,000.00
    Trustor(s): STAN CHECKETTE PROPERTIES, L.C., AS TO PARCEL 1; AND STAN CHECKETTS PROPERTIES, AS TO PARCEL 2
    Trustee: ZB, N.A. DBA ZIONS FIRST NATIONAL BANK
    Lender: ZB, N.A. DBA ZIONS FIRST NATIONAL BANK
    Beneficiary: ZB, N.A. DBA ZIONS FIRST NATIONAL BANK
    Dated: APRIL 17, 2018
    Recorded: JULY 11, 2018
    Entry No.: 1199507
    Book / Page: 2028 / 890

25. Subject to an **ASSIGNMENT OF RENTS** by and between STAN CHECKETTS PROPERTIES, L.C., AS TO PARCE 1; AND STAN CHECKETTS PROPERTIES, AS TO PARCEL 2 and ZB, N.A. DBA ZIONS FIRST NATIONAL BANK, recorded July 11, 2018 as Entry No. 1199508, in Book 2028, at Page 915, records of Cache County, Utah.

26. Subject to a **HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT**, granted by STAN CHECKETTS PROPERTIES, L.C., to SOARING EAGLE, INC.; STANLEY J. CHECKETTS and SANDY CHECKETTS; and STAN CHECKETTS PROPERTIES, L.C., and ZB, N.A. DBA ZIONS FIRST NATIONAL BANK, recorded July 11, 2018, as Entry No. 11995094, in Book 2028, at Page 936, records of Cache County, Utah.

27. Subject to the terms and conditions of that certain **Farmland Assessment Act Application GREENBELT AMENDMENT**, recorded by STAN CHECKETTS PROPERTIES LC, recorded on October 1, 2018, as Entry No. 1205216, in Book 2041, at Page 513, records of Cache County, Utah.

The name(s) **STAN CHECKETTS PROPERTIES, L.C.** has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found are disclosed herein.

For informational purposes only, a Chain of Title is provided:

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

NONE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B–II
(Continued)

The Company reserves the right to raise exceptions and requirements or determine that it will not issue a title policy based upon the details of the transaction, the review of the closing documents, and changes in recording and title searching capabilities resulting from the COVID-19 virus.

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowl- edge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
   You may review a copy of the arbitration rules at: http://www.alta.org/.

OLD REPUBLIC TITLE

rev. 07/2016

FACTS WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

Questions	**Go to www.oldrepublictitle.com** (*Contact Us*)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy.
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Other Important Information

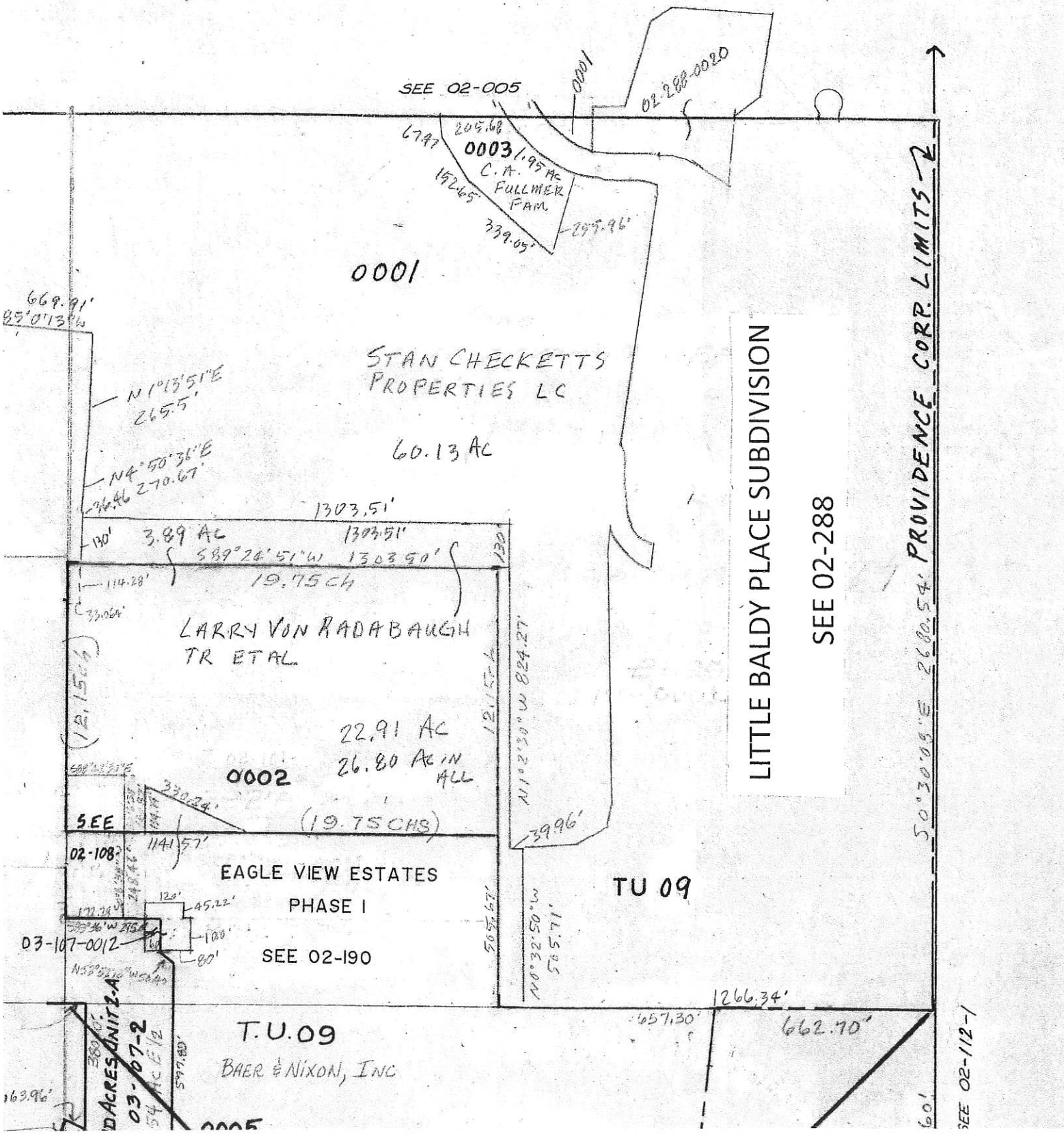
Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

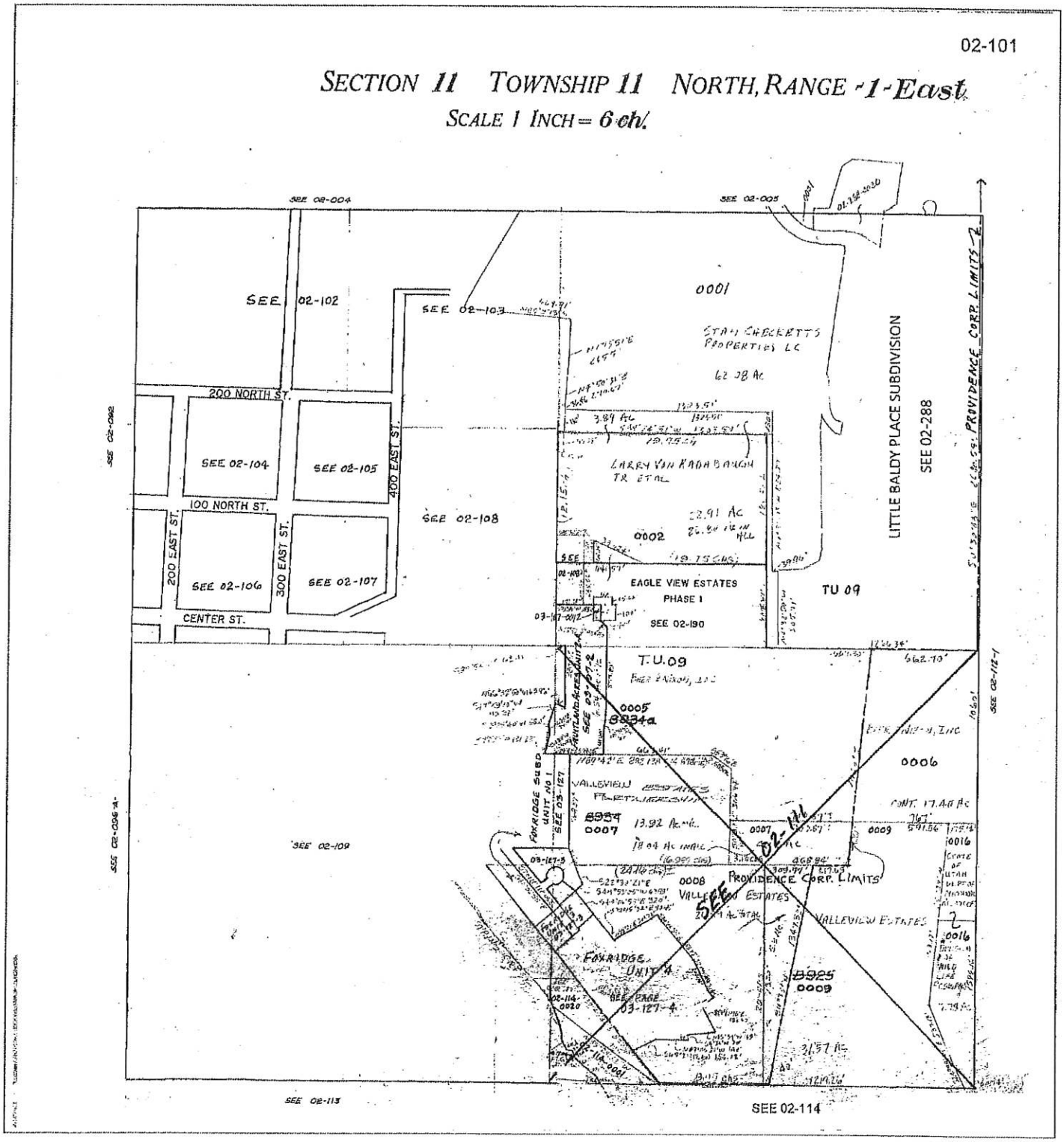
American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement , LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

VNSHIP 11 NORTH, RANGE -1-East

INCH = 6 ch.

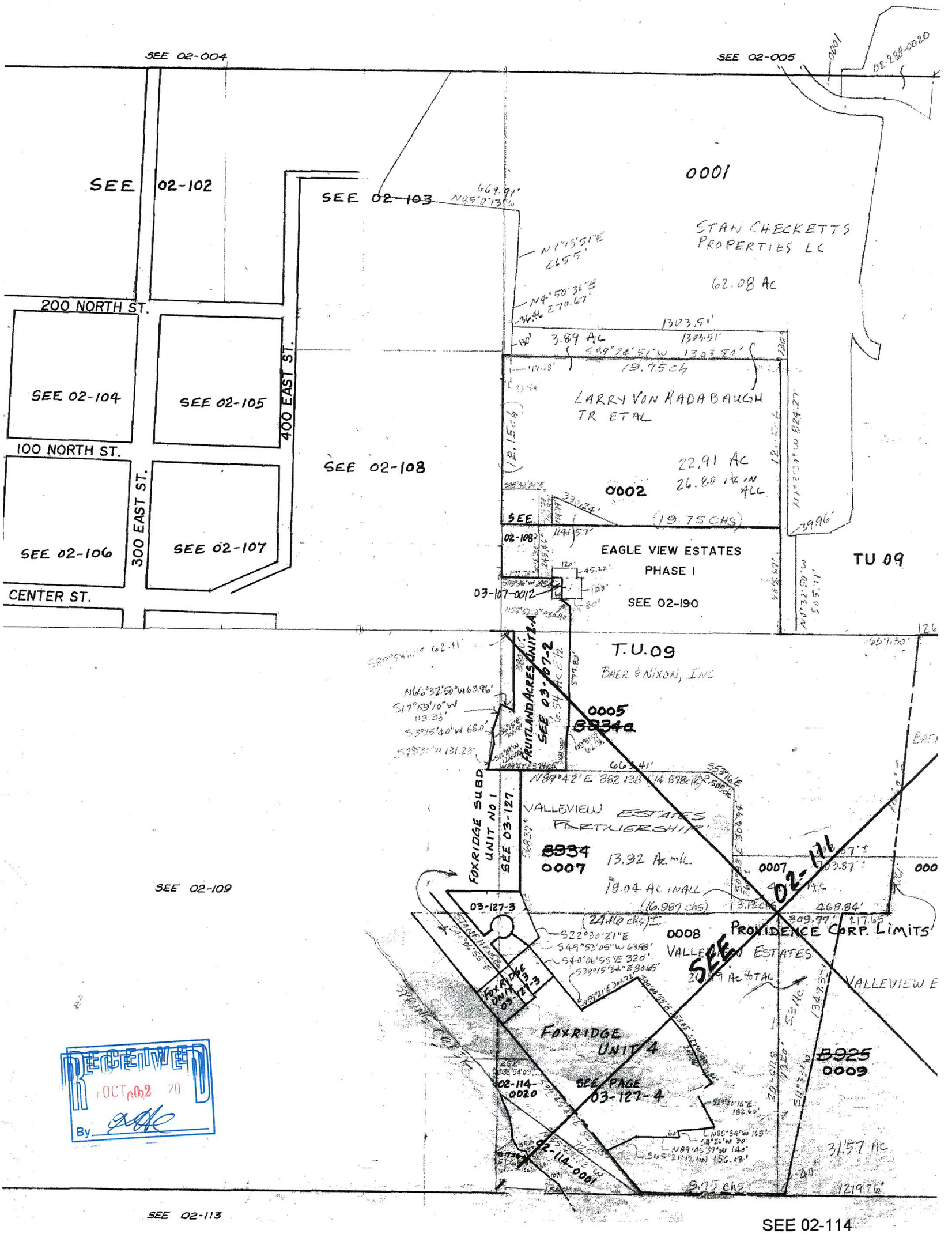


Plat Maps for Parcel 02-101-0001 - Cache County CORE



SECTION 11 TOWNSHIP 11 NORTH, RANGE -1-

SCALE 1 INCH = 6 ch.



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OCT 02 20
By

SAGE CREST SUBDIVISION
PRELIMINARY PLAT
SECTION 11 , TOWNSHIP 11 NORTH, RANGE 1 EAST



VICINITY MAP

N

0 40' 80'

NORTHEAST CORNER OF SECTION 11, T11N, R1E, S.L.B.&M FOUND REBAR

EAST 1/4 CORNER OF SECTION 11, T11N, R1E, S.L.B.&M FOUND CACHE COUNTY MONUMENT

BASIS OF BEARING: N 0°31'43" W 2679.73' (BETWEEN MONUMENTS)

1409.08' *1270.65'*

850 EAST

WEST 985.79'

#02-288-0011
CLARK D WISER

#02-288-0010
JOHN S & SANDI TRS ROBERTS

#02-288-0009
ALEXANDER MOORE

#02-288-0008
TROY J & BROOKE HOLLAND

#02-288-0007
TYSON & JILL TRS WATSON

#02-288-0006
STAN CHECKETTS PROPERTIES LC

S00°54'26"E 638.82'

S15°41'30"W 83.95'

S61°58'23"W 99.58'

POINT OF BEGINNING

LOT: 9 12859 SF 0.30 ACRES

LOT: 10 12638 SF 0.29 ACRES

LOT: 11 12607 SF 0.29 ACRES

LOT: 12 12607 SF 0.29 ACRES

LOT: 13 12607 SF 0.29 ACRES

LOT: 14 12607 SF 0.29 ACRES

LOT: 15 12607 SF 0.29 ACRES

N87°47'36"E 329.36'

800 EAST (66-FT ROW)

LOT: 8 12685 SF 0.29 ACRES

LOT: 7 12862 SF 0.30 ACRES

LOT: 6 13038 SF 0.30 ACRES

LOT: 5 13130 SF 0.30 ACRES

LOT: 4 13474 SF 0.31 ACRES

LOT: 3 13566 SF 0.31 ACRES

LOT: 2 13742 SF 0.32 ACRES

LOT: 1 13782 SF 0.32 ACRES

S88°56'19"W 173.58'

#02-288-0005
STEPHEN & VIVIAN BIENZ

N0°35'29"W 0.94'

N89°37'00"W 40.77'

N1°05'00"W 755.80'

#02-101-0002
LARRY VON & TAMMY DANCE TRS RADABAUGH

GENERAL NOTES:

- CURRENT ZONE: SINGLE FAMILY TRADITIONAL
- MINIMUM LOT SIZE: 12,000 SF
- MINIMUM FRONTAGE (MEASURED AT SETBACK): 95'
- SETBACKS: SIDE: 10', FRONT: 20', AND REAR: 15'
- THERE ARE NO NON-DEVELOPABLE SENSITIVE AREAS OR POTENTIAL SENSITIVE AREAS.
- CIVIL ENGINEER AND SURVEYOR
  CIVIL SOLUTIONS GROUP
  540 WEST GOLF COURSE ROAD SUITE B1
  PROVIDENCE, UT 84332
  P: 435.213.3762
  E:DANNY@CIVILSOLUTIONSGROUP.NET
  E:DCARLISLE@CIVILSOLUTIONSGROUP.NET
- DEVELOPER AND OWNER:
  500 NORTH LLC
  C/O BRENT SKINNER
  P: 435.757.6154

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 11, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Providence, Utah, more particularly described as follows:

Beginning at a point on the westerly line of LITTLE BALDY PLACE Subdivision, according to the Official Plat thereof in file in the Office of the Cache County Recorder located N0°31'43"W along the Section line 1,270.65 feet and West 985.79 feet from the East 1/4 Corner of Section 11, T11N, R1E, S.L.B.& M.; thence along said Subdivision the following 4 (four) courses and distances: S0°54'26"E 638.82 feet; thence S15°41'30"W 83.95 feet; thence S61°58'23"W 99.58 feet; thence S88°56'19"W 173.58 feet to the northwest corner of Lot 5 of said Subdivision; thence N0°35'29"W 0.94 feet to a fence line on the northerly line of EAGLE VIEW ESTATES Subdivision, Phase 1; thence N89°37'00"W (plat: S89°25'13"W) along said fence line 40.77 feet to a fence corner; thence N1°05'00"W along a fence line 755.80 feet; thence N87°47'36"E 329.36 feet to the point of beginning.

Contains: 5.64+/- acres

PROFESSIONAL LAND SURVEYOR
No. 172675
DENNIS P. CARLISLE
STATE OF UTAH

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

RECEIVED
OCT 02 2020
By

SAGE CREST SUBDIVISION
PRELIMINARY PLAT
PROVIDENCE, UT 84332

MARK	DATE	DESCRIPTION

PROJECT #:	20-203
DRAWN BY:	T. GLOVER
PROJECT MANAGER:	M. TAYLOR
ISSUED:	10/1/2020

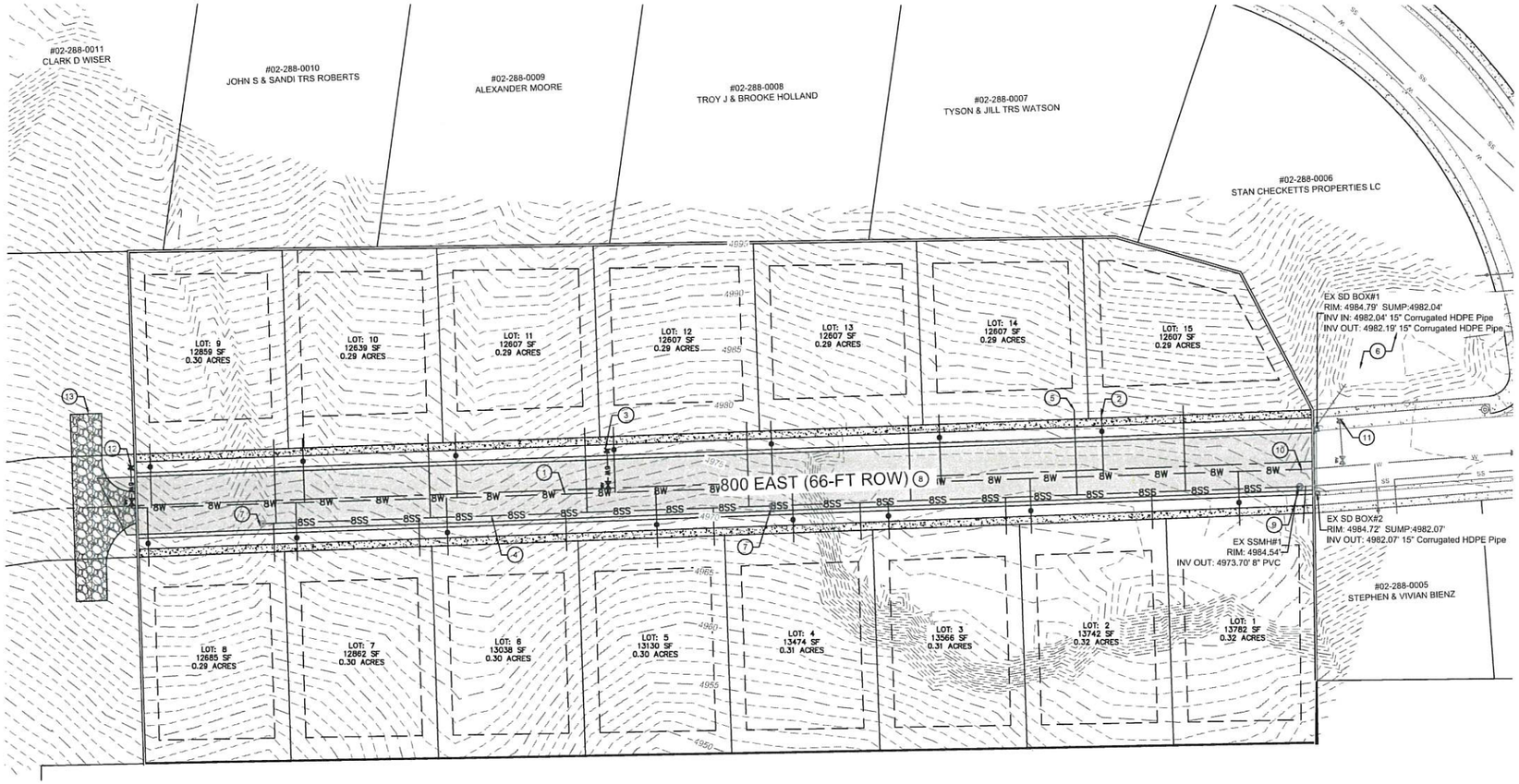
PROFESSIONAL ENGINEER
10/1/2020
No. 7233648-2202
DANIEL Y. MACFARLANE
STATE OF UTAH

SURVEY PLAN

SHEET 1 OF 3

P:\2020\20-203 Stan Subdivision\AutoCAD\Survey\Preliminary Plat\20-203 Sage Crest Subdivision Preliminary Plat

SAGE CREST SUBDIVISION
PRELIMINARY PLAT
SECTION 11 , TOWNSHIP 11 NORTH, RANGE 1 EAST



PRELIMINARY NOTES
1. EACH LOT WILL BE SERVICED BY A 1" WATER METER AND SERVICE LINE
2. EACH LOT WILL BE SERVICED BY A 4" SEWER SERVICE.
3. THE DESIGN ENGINEER HAS VERIFIED THAT ALL LOTS HAVE AN ADEQUATE BUILDABLE ENVELOPE WITH REGARDS TO HAZARDOUS SLOPE, BUILDING, WATER, ZONING SETBACKS, ETC.
4. ALL STREET GRADES WILL FOLLOW PROVIDENCE CITY STANDARDS
5. TEMPORARY GRAVEL TURNAROUND GRADES WILL FOLLOW PROVIDENCE CITY STANDARDS

PRELIMINARY STORM WATER NOTES
1. THE EXISTING RETENTION POND ON THE SOUTH EAST CORNER OF THE PROJECT WILL BE EXPANDED TO RETAIN THE 100-YEAR STORM.

ADDITIONAL VOLUME REQUIRED: 22,892 CF

(1) *SHEET KEY NOTES*
1. PROPOSED 8" WATER LINE, TYP.
2. PROPOSED 1" CULINARY WATER SERVICE, TYP
3. PROPOSED FIRE HYRDRANT ASSEMBLY
4. PROPOSED 8" SEWER LINE, TYP
5. PROPOSED 4" SEWER SERVICE
6. EXISTING STORM DRAIN RETENTION AREA
7. PROPOSED SEWER MANHOLE, TYP.
8. PROPOSED 66' CITY CROSS SECTION PER CITY STANDARD
9. CONNECT PROPOSED SEWER LINE TO EXISTING MANHOLE
10. CONNECT PROPOSED 8"Ø WATER LINE TO EXISTING 8"Ø WATER LINE
11. EXISTING FIRE HYDRANT.
12. PROPOSED BLOW-OFF HYDRANT
13. TEMPORARY GRAVEL TURNAROUND

LEGEND
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FENCELINE
- 5440 EXISTING CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT

Project:	Sage Crest Subdivision			
Date:	1-Oct-20			
Location:	Providence, UT			
Method:	Rational			
Post Development Area:				
Condition		Area (acres)	Runoff Coefficient	Weighted Area
Rooftops (3,500 sf/lot)		1.21	0.90	1.08
66' ROW		1.15	0.90	
Driveways (25'x20'/per lot)		0.17	0.90	0.15
Landscaping (Remaining Grass & Mulch)		3.10	0.20	0.62
	Total Area	5.63 acres		
		Total Weighted Area:		1.86
Design Storm:		100 year, 48-hr storm		
Allowable Discharge*:		0.00	cfs	

Duration (min)	Intensity (in/hr)	Runoff (cfs)	Total Runoff (CF)	Allow. (CF)	Storage Req'd (CF)
5	5.40	10.04	3,012	-	3,012
10	4.08	7.59	4,552	-	4,552
15	3.40	6.32	5,689	-	5,689
30	2.28	4.24	7,631	-	7,631
60	1.41	2.62	9,438	-	9,438
120	0.81	1.50	10,777	-	10,777
180	0.57	1.06	11,446	-	11,446
360	0.34	0.64	13,722	-	13,722
720	0.21	0.39	16,868	-	16,868
1440	0.13	0.23	20,214	-	20,214
2880	0.07	0.13	22,892	-	22,892
		Required Storage Volume Retention		22,892	Cubic Feet

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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

SAGE CREST SUBDIVISION
PRELIMINARY PLAT
PROVIDENCE, UT 84332

MARK	DATE	DESCRIPTION

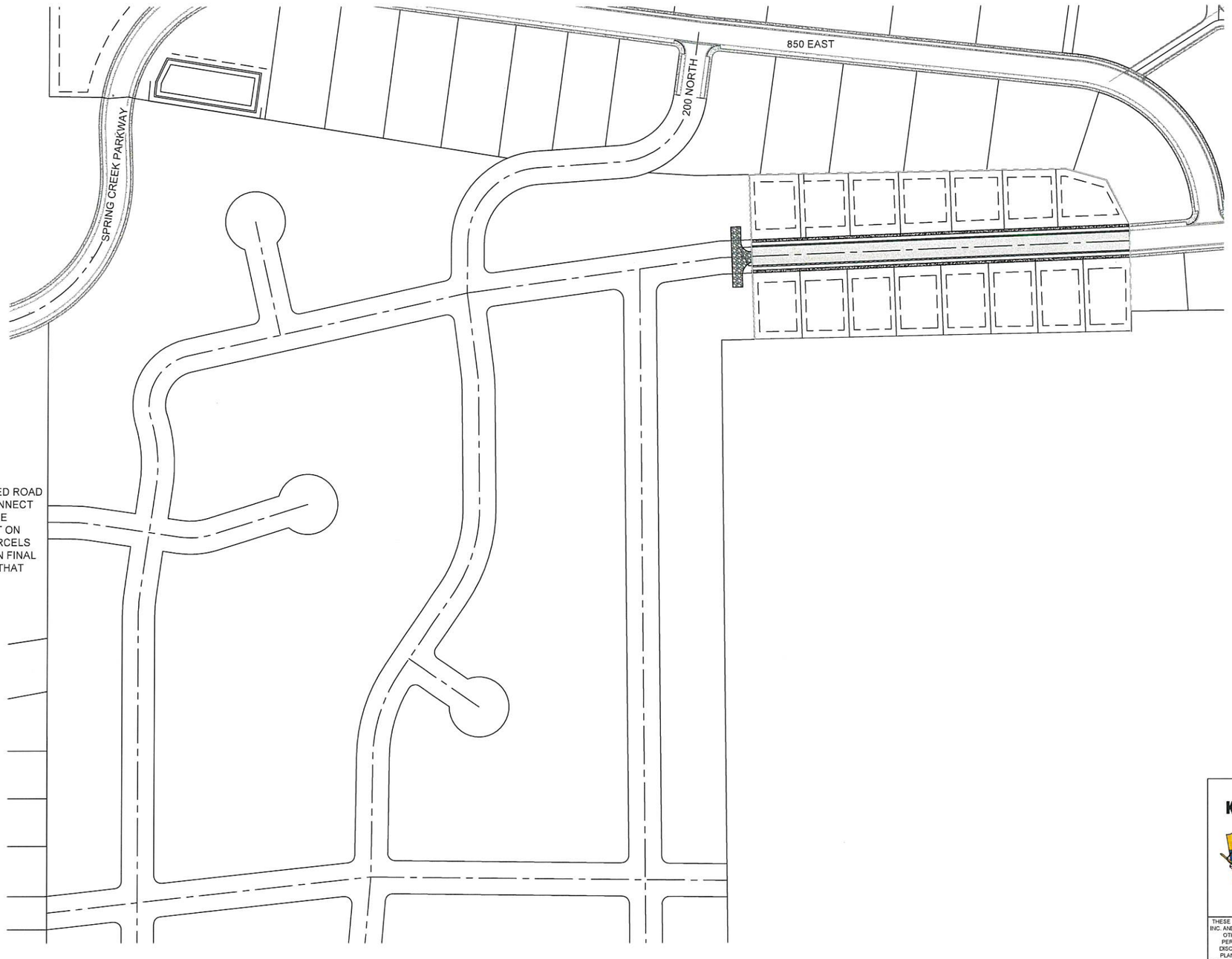
PROJECT #:	20-203
DRAWN BY:	T. GLOVER
PROJECT MANAGER:	M. TAYLOR
ISSUED:	10/1/2020

PROFESSIONAL ENGINEER
10/1/2020
No. 7233848-2202
DANIEL Y. MACFARLANE
STATE OF UTAH

CIVIL PLAN

SHEET 2 OF 3

SAGE CREST SUBDIVISION
PRELIMINARY PLAT
SECTION 11 , TOWNSHIP 11 NORTH, RANGE 1 EAST



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SAGE CREST SUBDIVISION
PRELIMINARY PLAT
PROVIDENCE, UT 84332

MARK	DATE	DESCRIPTION

PROJECT #:	20-203
DRAWN BY:	T. GLOVER
PROJECT MANAGER:	M. TAYLOR
ISSUED:	10/1/2020

PROFESSIONAL ENGINEER
10/1/2020
No. 7233848-2202
DANIEL Y. MACFARLANE
STATE OF UTAH

OVERALL LAYOUT

SHEET 3 OF 3

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PROVIDENCE CITY
Staff Report
Planning Commission
Meeting Date: October 28, 2020

Request: The applicant is requesting approval the South Cache Commercial Condominiums Building 6 plat, and expandable condominium project located in the general area of 550 W 465 N, Providence UT.

Item Type: Condominium Plat	**Applicant:** South Cache Commercial	**Agent**: Rod Blossom
Prepared by: S Bankhead	**General Plan**: CGD	**Zone**: CGD
Parcel ID #: 02-206-0009	**Proposed Building Lots:** Bldg 6	**Acres:**

Staff Report Summary of Key Issues:

1. This is a multi-phase project of the South Cache Commercial Subdivision located at 530 West 465 North.

Background Information:

1. The application was received on September 10, 2020
2. Utah Code (UCA), Providence City Code (PCC), and the Providence City General Plan were used for this review.

Providence City General Plan 2020

- **Vision**:

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

FINDINGS OF FACT:

1. UCA Title 57 Chapter 8 Condominium Ownership Act list the rules a regulations regarding condominiums.
2. PCC Title 11 Chapter 6 lists rules and regulations for condominium approval.
3. PCC 11-6-3:A:1.a. requires a fire marshal review.
4. PCC 11-6-3:A.1.b. requires the city attorney review the declaration of condominium.
5. PCC 11-6-4:B.1. If the planning commission finds that the project is in compliance with applicable ordinances and the requirements of final plat approval, the planning commission shall grant approval.

CONCLUSIONS OF LAW:

1. The application meets the requirements listed in the Findings of Fact with the following conditions:

CONDITIONS:

1. The fire marshal review will be completed as part of the building permit process.
2. The city attorney's approval of the declaration of condominium.
3. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
4. Approval by the City of any application submitter or paperwork does not alleviate the owners and/or their agents from their responsibility to understand and conform to local, state, and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

PROVIDENCE CITY APPLICATION FOR APPROVAL OF A CONDOMINIUM

FOR OFFICE USE ONLY
Date
Payment Form
Amount
Receipt #
Clerk

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City.

Initial RB Name

Date 9/10/20

SUBMITTAL REQUIREMENTS — **Staff Check**

- $300 application fee
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat
- Two (2) copies signed in the original of the proposed condominium declarations and bylaws
- Copy of proposed covenants, conditions and restrictions which provide adequate guarantees for retention and maintenance of the development as approved
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable)

Applicant (all information **must** be provided)
Name Rod Blossom
Address 275 Eastridge Ln Logan, UT 84321
Phone 435 757 8748 Email rodblossom@comcast.net

Party Responsible for Payment (if different than Applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name South Cache Land Company LLC
Address 275 Eastridge Ln Logan, UT 84321
Phone 435 757 8748 Email rodblossom@comcast.net

Property (all information **must** be provided)
Owner of Record South Cache Land Co., LLC & J Whit Properties, LLC
Address 275 Eastridge Ln Logan, UT 84321 3992 Cottonwood Ct Nibley, UT 84321
Phone 435-757-8748 Email rodblossom@comcast.net.

Project (all information **must** be provided)
Project Name South Cache Commercial Condominiums Building 5
Project Location 550 W 465 N
Parcel Tax ID 02-206-0009 Phase 4 Acreage of Phase 0.75 Total Phases in Project 4
Zone CGD Height 50' Initial Name
Set Backs (front yard) 35' (side yard) 10' (rear yard) 10' Initial

Architect/Engineer/Surveyor (all information **must** be provided)
Name Steven Earl
Address 95 W Golf Course Rd #101 Logan UT 84321
Phone 435 713 0099 Email searl@cachelandmark.com

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial RB Name Rod Blossom

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SEP 10 2020
By

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial_____

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial_____

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant	Printed Name	Date
	ROD BERRSON	9/10/20

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee[1]
Code Amendment	✓	----	✓	✓[2]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	$400
Final/Amended Subdivision Plat[3]	✓	----	✓	----	✓[4]	----	----	$600
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[5]	✓	----	✓	----	----	----	----	$50
Exception to Title[6]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100
Condominium	✓	----	✓	----	----	----	----	$300

[1] Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately

[2] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

[3] Construction drawings are reviewed/approved by the City Engineer and Public Works Director

[4] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

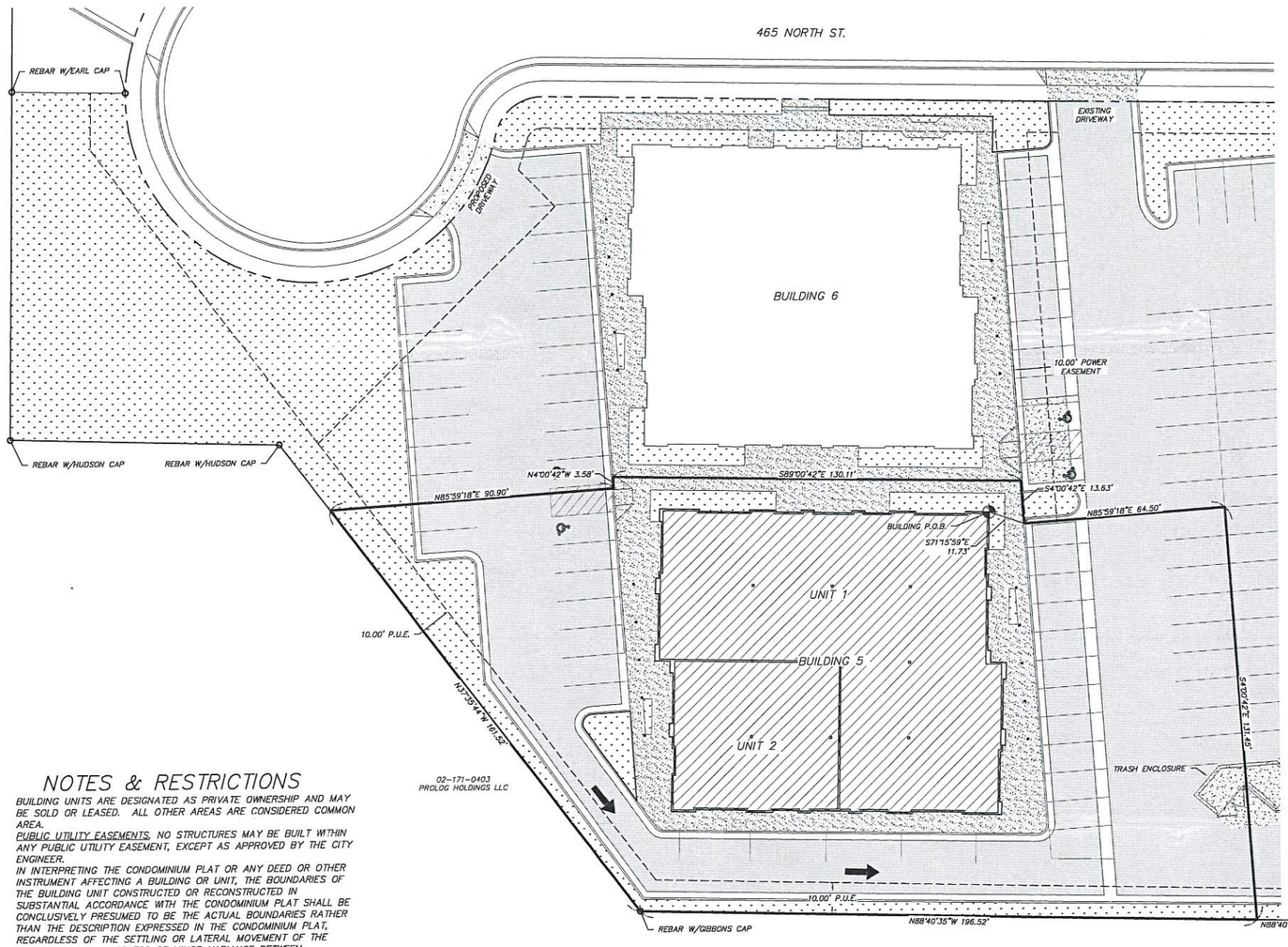
[5] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

[6] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 5

AN EXPANDABLE CONDOMINIUM PROJECT
PART OF SECTION 3, T11N, R1E, SLM
PART OF LOT 9, SOUTH CACHE COMMERCIAL SUBDIVISION - PARTIAL AMENDMENT
PROVIDENCE CITY, CACHE COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- SURVEY MONUMENT
- UNIT (PRIVATE)
- COMMON AREA
- PROPOSED ASPHALT DRIVEWAYS & PARKING (COMMON)
- PROPOSED LANDSCAPING (COMMON)
- PROPOSED CONCRETE PAVEMENT & SIDEWALKS (COMMON)

STREET ADDRESS TABLE

UNIT 1	550 WEST 465 NORTH SUITE 501
UNIT 2	550 WEST 465 NORTH SUITE 502

NOTES & RESTRICTIONS

1. BUILDING UNITS ARE DESIGNATED AS PRIVATE OWNERSHIP AND MAY BE SOLD OR LEASED. ALL OTHER AREAS ARE CONSIDERED COMMON AREA.
2. PUBLIC UTILITY EASEMENTS. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER.
3. IN INTERPRETING THE CONDOMINIUM PLAT OR ANY DEED OR OTHER INSTRUMENT AFFECTING A BUILDING OR UNIT, THE BOUNDARIES OF THE BUILDING UNIT CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE CONDOMINIUM PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL BOUNDARIES RATHER THAN THE DESCRIPTION EXPRESSED IN THE CONDOMINIUM PLAT, REGARDLESS OF THE SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN ON THE CONDOMINIUM PLAT AND THOSE OF THE BUILDING OR UNIT. UNITS ARE INTENDED TO BE AIRSPACE WITHIN ENVELOPES DEFINED.
4. ALL STRUCTURAL MEMBERS ARE INTENDED TO BE COMMON AREA AS THEY ARE NECESSARY FOR THE INTEGRITY OF THE BUILDING.
5. EACH UNIT CONTAINED WITHIN THE PROJECT IS DESIGNATED BY A UNIT NUMBER.
6. SOUTH CACHE COMMERCIAL BUILDING 5 IS AN EXPANDABLE CONDOMINIUM PROJECT PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT.
7. SEE SHEET 1 FOR UTILITY EASEMENT LOCATIONS.
8. AREAS SHOWN AS "UTILITY EASEMENTS" ARE ALSO CONSIDERED TO BE COMMON AREA.
9. ALL LANDSCAPED AREAS ARE TO BE SERVED BY AN UNDERGROUND IRRIGATION SYSTEM.

GRAPHIC SCALE 1"= 20'

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By

SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO CONDOMINIUM UNITS AND COMMON AREA TO BE HEREAFTER KNOWN AS SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 5, AND THAT THE SAME HAS BEEN SURVEYED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN; ALSO A PART OF LOT 9, SOUTH CACHE COMMERCIAL SUBDIVISION—PARTIAL AMENDMENT, LOCATED IN PROVIDENCE CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9;
THENCE S0°59'17"W 261.44 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;
THENCE N88°40'35"W 261.68 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING;
THENCE N88°40'35"W 196.52 FEET ALONG THE SOUTH LINE OF SAID LOT 9;
THENCE N37°35'44"W 161.52 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9;
THENCE N85°59'18"E 90.90 FEET;
THENCE N4°00'42"W 3.58 FEET;
THENCE S89°00'42"E 130.11 FEET;
THENCE S4°00'42"E 13.63 FEET;
THENCE N85°59'18"E 64.50 FEET TO THE WEST LINE OF SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 8;
THENCE S4°00'42"E 131.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.75 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO CONDOMINIUM UNITS AND COMMON AREAS TO BE HEREAFTER KNOWN AS SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 5, AND DO HEREBY DEDICATE ALL COMMON AREAS TO THE SOUTH CACHE COMMERCIAL CONDOMINIUMS LOT 9 OWNERS ASSOCIATION, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PROJECT, RECORDED IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, AS ENTRY NUMBER 920344 ON JULY 6, 2006 AND AMENDED AS ENTRY NUMBER 999368 ON JUNE 4, 2009. THE UNDERSIGNED FURTHER CONSENT TO THE RECORDATION OF THIS PLAT IN ACCORDANCE WITH UTAH STATE LAW. WE ALSO DEDICATE EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. FURTHERMORE, WE INCORPORATE ALL NOTES AND RESTRICTIONS AS LISTED HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 2020.

BY: SOUTH CACHE LAND COMPANY, LLC

BY: _____
ROD BLOSSOM, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF UTAH } §
COUNTY OF CACHE

ON THIS ____ DAY OF _____, IN THE YEAR 2020, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ROD BLOSSOM, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF SOUTH CACHE LAND COMPANY, LLC, A LIMITED LIABILITY COMPANY, AND IN THAT CAPACITY BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE MANAGING MEMBER.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

CULINARY WATER AND SANITARY SEWER AUTHORITY

PRESENTED TO THE PROVIDENCE CULINARY WATER AND SANITARY SEWER AUTHORITY THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS CONDOMINIUM PLAT WAS APPROVED AND ACCEPTED.

_____

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ FEE _____
ABSTRACTED _____

INDEX _____
FILED IN: FILE OF PLATS

_____
MICHAEL GLEED, COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 20____.

_____
CITY ATTORNEY

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE, THIS ____ DAY OF _____, 20____.

_____
CITY ENGINEER

MAYOR'S APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS CONDOMINIUM PLAT WAS APPROVED AND ACCEPTED.

_____
MAYOR

LAND USE AUTHORITY

PRESENTED TO THE PROVIDENCE CITY LAND USE AUTHORITY THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS CONDOMINIUM PLAT WAS APPROVED AND ACCEPTED.

_____
LAND USE AUTHORITY

STEVEN C. EARL
318575-2201
9/10/20
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

SHEET DESCRIPTION: SITE MAP, LEGAL DESCRIPTION, DEDICATION, CERTIFICATES, LEGEND, ETC.

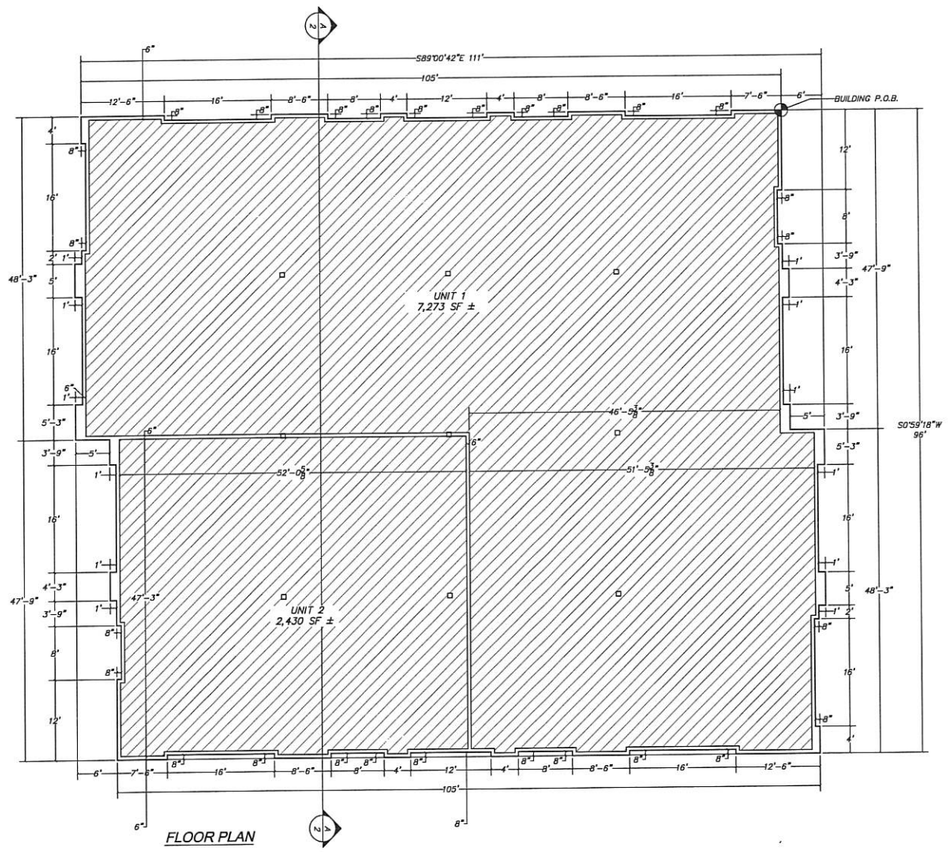
PROJECT TITLE: SOUTH CACHE COMMERCIAL CONDOMINIUMS BUILDING 5

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

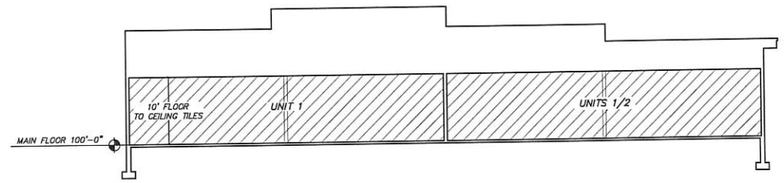
DATE: 10 SEPTEMBER 2020
SCALE: 1" = 20'
CALCULATIONS BY: M. CRUMP
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 585-1701
SHEET: 1 of 2

9/10/2020 8:58 AM Z:\2020 PROJECTS\585-2001 SOUTH CACHE BUILDINGS 5&6\ACAD\SURVEY\CONDOMINIUM PLAT\585-2001 SOUTH CACHE COMMERCIAL BUILDING 5 CONDO PLAT (Current).dwg, Layout: 1

Z:\2020 Projects\585-2001 South Cache Buildings 5&6\ACAD\Survey\Condominium Plat\585-2001 South Cache Commercial Building 5 Condo Plat (Current).dwg,



FLOOR PLAN



BUILDING SECTION

OWNERSHIP LEGEND

UNIT (PRIVATE)

COMMON AREA

GRAPHIC SCALE 1"= 10'

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SEP 10 2020
By

STEVEN C. EARL
316575-2201
9/10/20
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

SHEET DESCRIPTION:
FLOOR PLAN & X-SECTION

PROJECT TITLE:
SOUTH CACHE COMMERCIAL CONDOMINIUMS
BUILDING 5

Cache · Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 10 SEPTEMBER 2020
SCALE: 1" = 10'
CALCULATIONS BY: M. CRUMP
CHECKED BY: S. EARL
APPROVED BY: S. EARL
PROJECT NUMBER: 585-2001
SHEET: 2 of 2

9/10/2020 9:08 AM Z:\2020 PROJECTS\585-2001 SOUTH CACHE BUILDINGS 5&6\ACAD\SURVEY\CONDOMINIUM PLAT\585-2001 SOUTH CACHE COMMERCIAL BUILDING 5 CONDO PLAT (Current).dwg,

Z:\2020 Projects\585-2001 South Cache Buildings 5&6\AC AD\Survey\Condominium Plat\585-2001 South Cache Commercial Building 5 Condo Plat (Current).dwg,

PROVIDENCE CITY Final Plat & Multi-Family Site Plan Analysis		
Item Type: Final Plat & Multi-Family Site Plan	**Applicant:** Providence Gateway LLC	**Agent**: Ben Steele
Prepared by: Skarlet	**General Plan**: MFH	**Zone**: MFH
Parcel ID: 02-096-0001 **Address**: general area of 460 West 40 South and 460 West 60 South	**Acres (All Phases A – H):** 9.04 **Density per net acre:** PCC: 18 Project: 18.14	**Number of Properties:** 1 **Proposed Lots:** 60 condominium units

Background Information:

1. This is a phased multi-family development located in the general area of 410 West 100 South, containing 64 townhome units and 100 condominium units.
2. The preliminary plat and site plan were approved on January 23, 2019.
3. This review combines three applications (Phases H & I, Phases J & K, and Phases L & M). The applications were received on 10/05/2020; however, the complete application packages were received 10/16/2020.
4. Each phase contains one 10-unit condominium.
5. The public infrastructure was installed with prior phases; a development agreement, security of performance and warranty will not be required for these phases.

Summary of Key Issues:

1. Max Pierce, City Engineer, verified the legal descriptions for all phases and assigned the following addresses: H – 473 W, I – 461 W, J – 472 W, K – 462 W, L – 475 W, and M - 463 W

Providence City General Plan 2020

- **Vision**:

Guide and manage growth in a way that preserves natural scenery while also providing more opportunities to live, work, shop, and recreate in Providence.

- **Key Initiatives:**
    1. Preserve the 'sense of place' by identifying characteristics that define Providence as a unique place.
    2. Make decisions regarding storm water and exterior water us guided by green infrastructure and low impact development best management practices.
    3. Consider life-cycle costs in mind when making decisions for design standards (such as road widths) and new capital improvement projects.
    4. Ensure that transportation and recreation facilities accommodate a variety of transportation modes (biking, walking, driving) to provide people multi-modal transportation options as a lifestyle and recreation choice.
    5. Consider long-term economic development impacts when making land use, transportation, and other planning decisions.
    6. Encourage housing options to meet the needs of residents of all ages, income level and family size, regardless of their stage of life.

FINDINGS OF FACT:

This review used the following resources:

1. Utah Code (UCA) Title 10 Chapter 9a Part 6 Subdivisions gives the legislative body of a municipality the authority to enact ordinances requiring that a subdivision plat comply with the provisions of the municipality's ordinances and the provisions of Part 6.
2. The Providence City General Plan 2020, current development, and anticipated development in the immediately surrounding area were considered to review the final plat.
3. PCC 10-8-9: Design Standards for Attached and Multi-Family Residential Development lists the

requirements for multi-family developments.

4. PCC 11-3-3: Final Plat list the requirements for a final plat.

CONCLUSIONS OF LAW:

1. Providence City has enacted ordinances for subdivision regulations.
2. The plats as shown are in harmony with the General Plan 2020 Key Initiatives.
3. The applicant submitted drawings for the site plan, architectural plan, landscaping plan, and parking plan.
4. The applicant meets the requirements for a final plat with the following conditions:

CONDITIONS:

1. The final plat must be stamped and signed by the Surveyor
2. All signature blocks will need to be signed.
3. The existing Covenants, Conditions, and Restrictions (CCRs) include or will be amended to include Phases H – M.
4. Grading plans will need to be reviewed and approved by the Public Works Director and City Engineer.
5. Fee-in-Lieu for water dedication needs to take place prior to recording the final plat.
6. The applicant shall continue to meet all applicable City, state and federal laws, codes, rules.
7. Approval by the city of any submitted application or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated.

FOR OFFICE USE ONLY
Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A FINAL/AMENDED SUBDIVISION PLAT

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Name Ben Steele Initial BS

Date October 5, 2020

SUBMITTAL REQUIREMENTS — **Staff Check**

- Petition for Final Plat Amendment _____
- $600 application fee _____
- Cache County recorder's parcel map(s) of areas on the final plat _____
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat _____
- Construction drawings (2-24"x36" copies and 1-11"x17" copy) _____
- Cost estimates for improvements _____
- Notice of intent (filed w/State of Utah) _____
- Storm Water Pollution Prevention Plan (SWPPP) _____
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable) _____

Applicant (all information **must** be provided)
Name Providence Gateway LLC
Address 50 E. 2500 N. North Logan, Utah 84341
Phone (208) 559-4016 Email bsteele@visionaryhomes.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name _____
Address _____
Phone _____ Email _____

Property (if owner of record is different than applicant, the application **must** include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval or amendment)
Owner of record Providence Gateway LLC
Address (same as above)
Phone _____ Email _____

Project (all information **must** be provided)
Project name Providence Gateway LLC
Project location 459 W. 15 S. Parcel Tax ID 02-096-0001
Phase H & I Acreage of phase 27,919 SF (.64ac) Total phases in project A-M
Zone MFH Height 41' 11" Initial BS Name Ben Steele
Setbacks (front yard) 25 (side yard) 10 (rear yard) 10 Initial BS

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions Group
Address 540 Golf Course Rd, Suite B1, Providence, Utah 84332

RECEIVED
OCT 05 2020
By J Bankhead

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Phone (435) 213-3762 Email mtaylor@civilsolutionsgroup.net

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial BS Name Ben Steele

Approval by the city of any application submittal or paperwork does not alleviate the owners from their responsibility to understand and conform to local, state and federal laws. Providence City's approval is not intended to and cannot be construed to allow any laws to be violated. Initial BS

By signing this document, you agree that Providence City will bill you for any and all professional firm fees as they arise throughout the approval process. This is in addition to application fees. All subdivisions require engineering review throughout the approval process, such as but not limited to reviews of development agreements, construction drawings, preliminary and final plats, and inspections. These services are billed by our city engineer at an hourly rate. Some subdivision applications may also require legal review. Other applications, such as but not limited to conditional uses, may also require engineering and/or legal review at the City's discretion. You agree to reimburse the City for all such costs, whether or not you were forewarned about such costs, and that the City cannot predict all situations in which professional services may be required in order to process your application. Initial BS

I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant	Printed Name	Date
	Ben Steele	10/5/20

The following is a general summary of which body reviews each land use application in Providence City. Public hearings may be required by the Planning Commission and City Council, as shown below. This matrix does not include zoning clearance/permits for new single-home construction or for business licenses, both of which are reviewed and approved by City Staff.

Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee[1]
Code Amendment	✓	----	✓	✓[2]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	$400
Final/Amended Subdivision Plat[3]	✓	----	✓	----	✓[4]	----	----	**$600**
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[5]	✓	----	✓	----	----	----	----	$50
Exception to Title[6]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100

[1] Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

[2] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

[3] Construction drawings are reviewed/approved by the City Engineer and Public Works Director.

[4] The City Council does not review the final plat itself, but rather reviews and approves the development agreement associated with the final plat.

[5] Lot consolidations are only required to have City approval when they are in a platted/recorded subdivision.

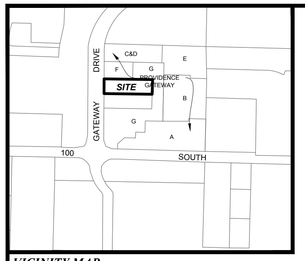
[6] Developers may ask for an exception from the requirements of the Providence City Subdivision Code (Title 11) through this process. All other variance/exception requests shall be handled by the Appeal Authority.

FINAL PLAT
OF

PROVIDENCE GATEWAY CONDOMINIUMS

PHASE H & I

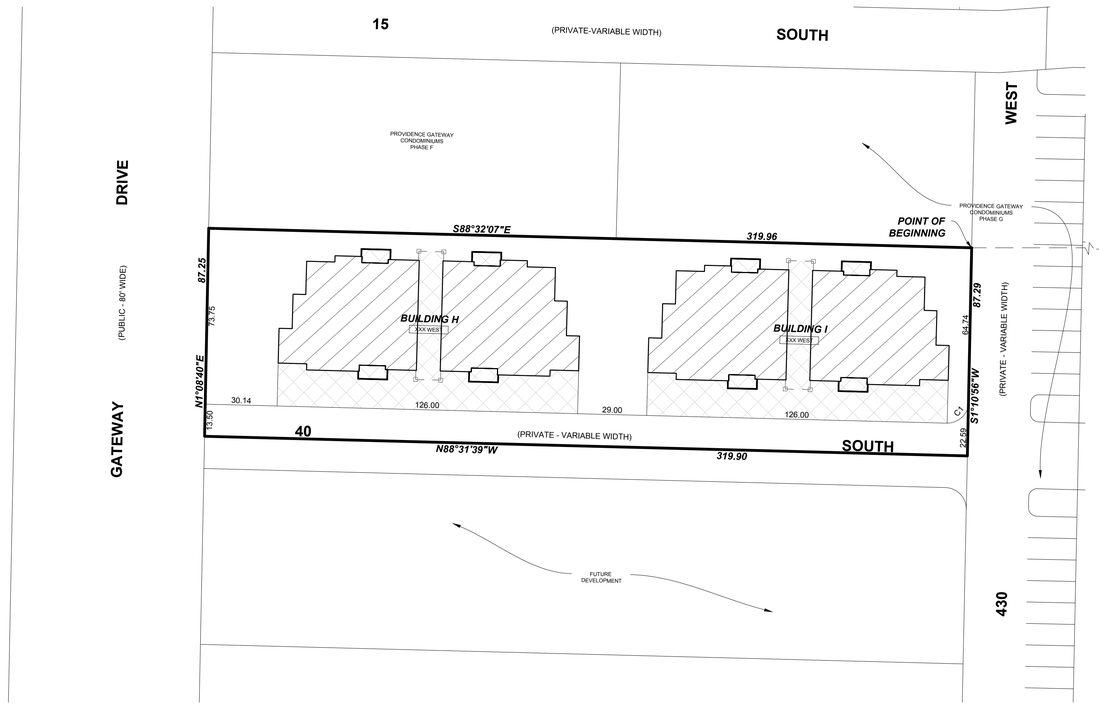
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

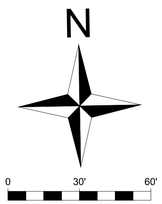


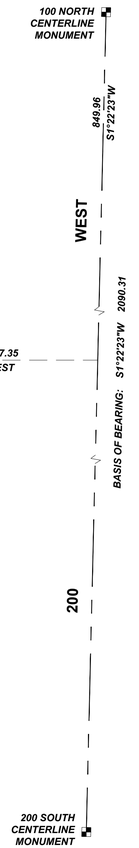
VICINITY MAP

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS.
2. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR A CULINARY WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, CABLE TELEVISION SERVICE, GRADING AND LANDSCAPING, STORM DRAINAGE SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, SIGNAGE, STREET LIGHTING AND OTHER IMPROVEMENTS SHALL BE PAID FOR BY THE DEVELOPER(S).
3. ALL BUILDINGS WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE STREET BEARING SHOWN HEREON.
4. PROVIDENCE CITY WILL NOT ISSUE ANY BUILDING PERMIT FOR ANY LOT UNTIL MINIMUM IMPROVEMENTS, AS SPECIFIED BY THE CITY, ARE COMPLETE.
5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT AR NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
8. NO HAZARDOUS SETBACKS ARE REQUIRED.







LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- M — MECHANICAL ROOM

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	9.00	89°06'29"	14.00	S45°26'45"W 12.63

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVIDENCE GATEWAY CONDOMINIUMS PHASE F, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly line of PROVIDENCE GATEWAY CONDOMINIUMS PHASE G, according to the Official Plat thereof on file in the office of the Cache County Recorder located S1°22'23"W along the 200 West monument line 849.96 feet and West 1,647.35 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°10'56"W along said Phase G 87.29 feet; thence N88°31'39"W 319.90 feet to the easterly line of Gateway Drive conveyed to Providence City in Deed Book 1946 Page 1303 of the Official Records of Cache County; thence N1°08'40"E along said roadway 87.25 feet to the southwest corner of PROVIDENCE GATEWAY CONDOMINIUMS PHASE F, according to the Official Plat thereof on file in the office of the Cache County Recorder; thence S88°32'07"E along said Phase F and said Phase G 319.96 feet to the point of beginning.

Contains: 27,919+/- s.f.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SURTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC.

BY:_____(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE ____ DAY OF _____ A.D. 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF PROVIDENCE GATEWAY, LLC, A UTAH LLC AND THAT HE/SHE SIGNED THE OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEY OF UTILITY EASEMENTS AND DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR — DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS_____DAY OF_____, 20__. BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR — DATE

_____ _____
PROVIDENCE CITY RECORDER — DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____DAY OF_____, 20__, AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR — DATE

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20__.

_____ _____
CITY ATTORNEY — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

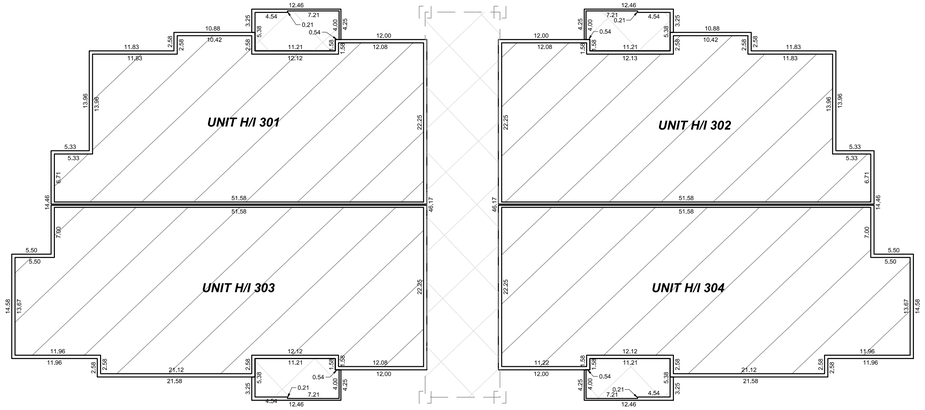
FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE H & I
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

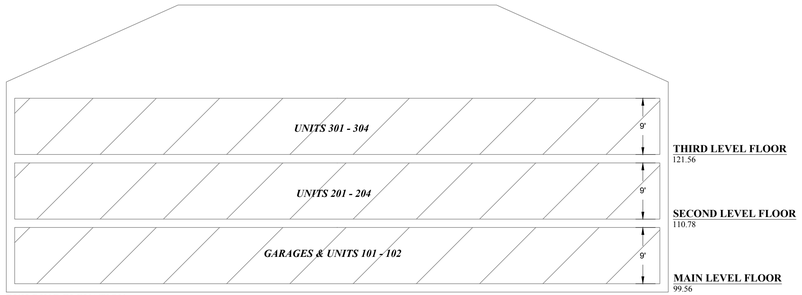
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE — CACHE COUNTY RECORDER



BUILDINGS H & I - 3rd FLOOR

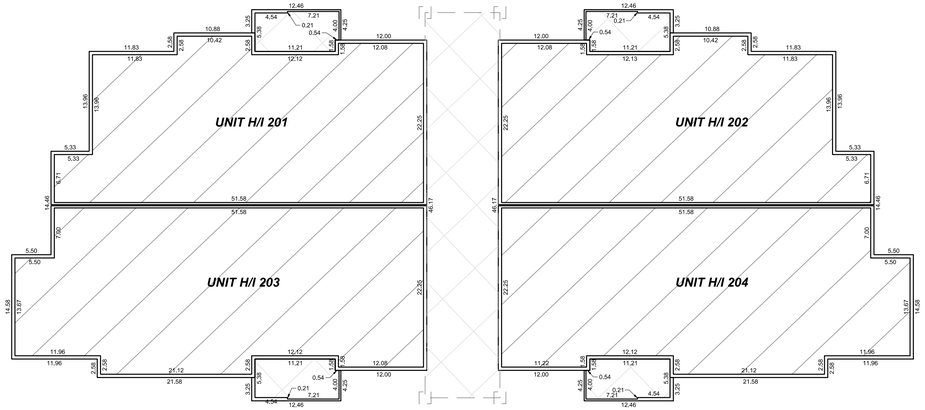


THIRD LEVEL FLOOR
121.56

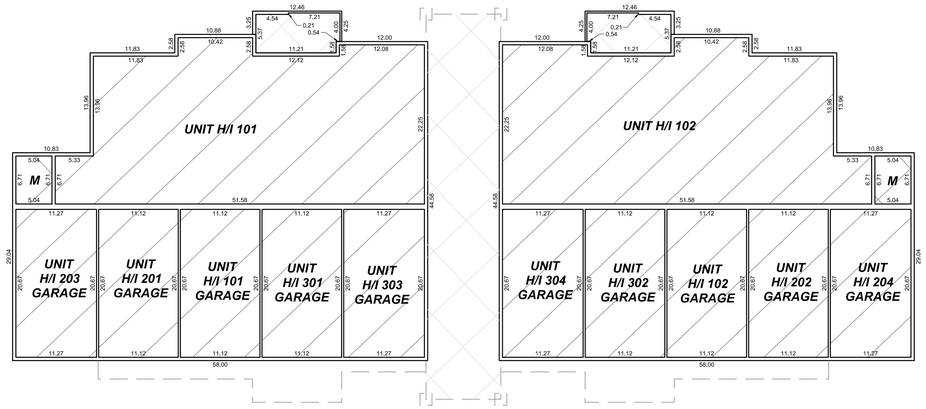
SECOND LEVEL FLOOR
110.78

MAIN LEVEL FLOOR
99.56

BUILDING ELEVATION
NTS



BUILDINGS H & I - 2nd FLOOR



BUILDINGS H & I - 1ST FLOOR

civilsolutionsgroup inc.
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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
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LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- M — MECHANICAL ROOM

FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE H & I
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

FOR OFFICE USE ONLY
Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A FINAL/AMENDED SUBDIVISION PLAT

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Date October 5, 2020

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- Storm Water Pollution Prevention Plan (SWPPP) _____
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable) _____

Applicant (all information **must** be provided)
Name Providence Gateway LLC
Address 50 E. 2500 N. North Logan, Utah 84341
Phone (208) 559-4016 Email bsteele@visionaryhomes.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name _____
Address _____
Phone _____ Email _____

Property (if owner of record is different than applicant, the application **must** include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval or amendment)
Owner of record Providence Gateway LLC
Address (same as above)
Phone _____ Email _____

RECEIVED
OCT 05 2020
By _____

Project (all information **must** be provided)
Project name Providence Gateway LLC
Project location 459 W. 15 S. Parcel Tax ID 02-096-0001
Phase J & K Acreage of phase 27,908 SF (.64 ac) Total phases in project A-M
Zone MFH Height 41' 11" Initial BS Name Ben Steele
Setbacks (front yard) 25 (side yard) 10 (rear yard) 10 Initial BS

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions Group
Address 540 Golf Course Rd, Suite B1, Providence, Utah 84332

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Phone (435) 213-3762 Email mtaylor@civilsolutionsgroup.net

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial BS Name Ben Steele

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I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant	Printed Name	Date
	Ben Steele	10/5/20

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Application	Executive Staff	Land Use Authority	Planning Commission	Public Hearing	City Council	Public Hearing	Appeal Authority	Filing Fee[1]
Code Amendment	✓	----	✓	✓[2]	✓	----	----	$100
Annexation	✓	----		----	✓	✓	----	$150
Rezone	✓	----	✓	✓	✓	----	----	$100
Conditional Use	✓	✓		----	----	----	----	$100
Subdivision Concept Plan	✓	----	----	----	----	----	----	$300
Preliminary Subdivision Plat	✓	----	✓	----	----	----	----	$400
Final/Amended Subdivision Plat[3]	✓	----	✓	----	✓[4]	----	----	**$600**
Site Plan	✓	✓	----	----	----	----	----	$50
Lot Consolidation[5]	✓	----	✓	----	----	----	----	$50
Exception to Title[6]	✓	----	✓	----	✓	----	----	$100
General Plan Amendment	✓	----	✓	✓	✓	----	----	$100
Right-of-Way Vacation	✓	----	✓	----	✓	✓	----	$100
Variance/ Appeal	----	----	----	----	----	----	✓	$100

[1] Filing Fees do **not** include professional firm review fees. Those will be billed to the applicant separately.

[2] Public Hearing required at Planning Commission only when the proposed code amendment is related to land use

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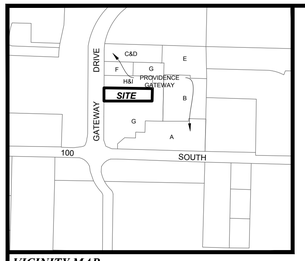
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FINAL PLAT
OF

PROVIDENCE GATEWAY CONDOMINIUMS

PHASE J & K

(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH



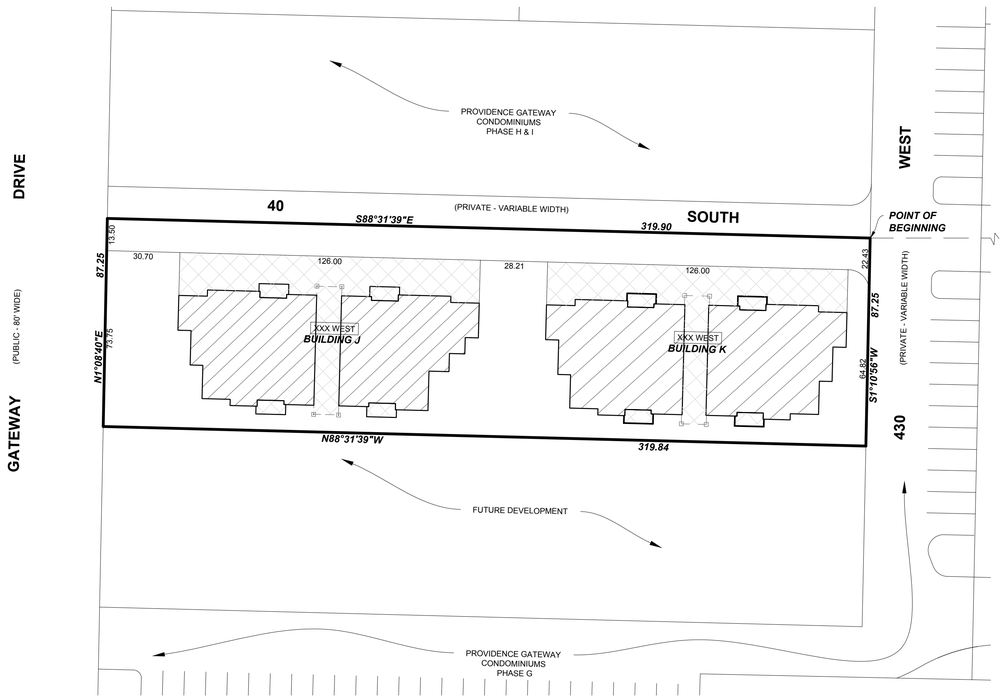
VICINITY MAP

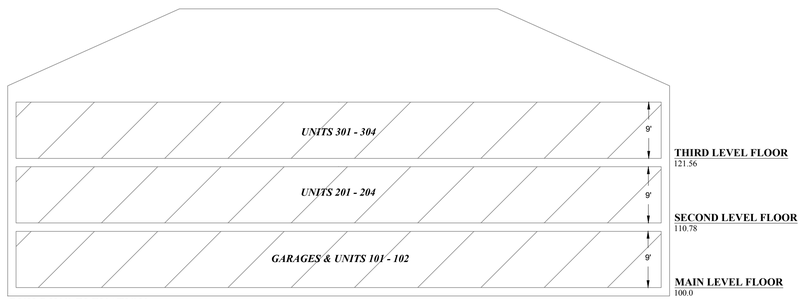
NOTES:

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7. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
8. NO HAZARDOUS SETBACKS ARE REQUIRED.

LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- M — MECHANICAL ROOM





BUILDING ELEVATION
NTS

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVIDENCE GATEWAY CONDOMINIUMS PHASE F, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly line of PROVIDENCE GATEWAY CONDOMINIUMS PHASE G, according to the Official Plat thereof on file in the office of the Cache County Recorder located S1°22'23"W along the 200 West monument line 937.26 feet and West 1,647.06 feet from a centerline monument at the intersection of 100 North and 200 West; thence S1°10'56"W along said Phase G 87.25 feet; thence N88°31'39"W 319.84 feet to the easterly line of Gateway Drive conveyed to Providence City in Deed Book 1946 Page 1303 of the Official Records of Cache County; thence N1°08'40"E along said roadway 87.25 feet; thence S88°31'39"E 319.90 feet to the point of beginning.

Contains: 27,908+/- s.f.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC.

BY:_____(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE ____ DAY OF _____ A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF PROVIDENCE GATEWAY, LLC, A UTAH LLC AND THAT HE/SHE SIGNED THE OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEY OF UTILITY EASEMENTS AND DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR — DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS_____DAY OF_____, 20__, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR — DATE

_____ _____
PROVIDENCE CITY RECORDER — DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____DAY OF_____, 20__; AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR — DATE

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20__.

_____ _____
CITY ATTORNEY — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

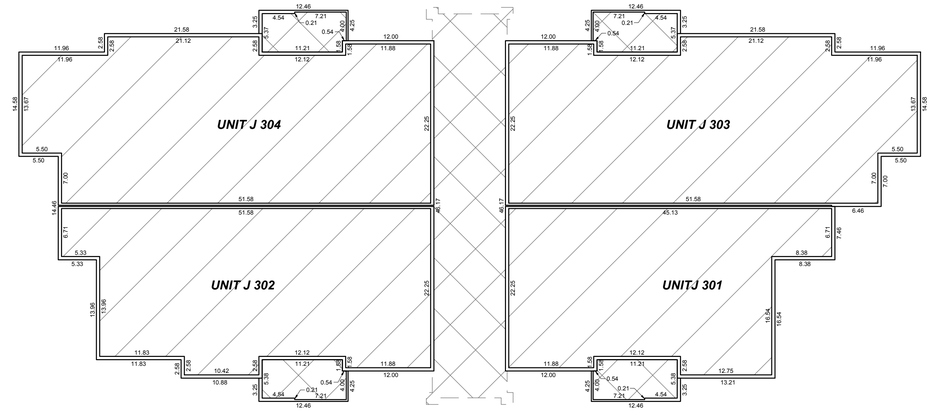
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PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF:

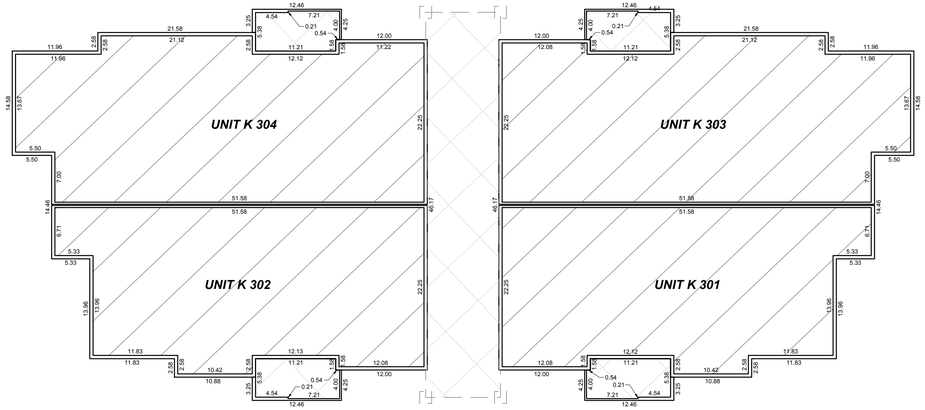
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

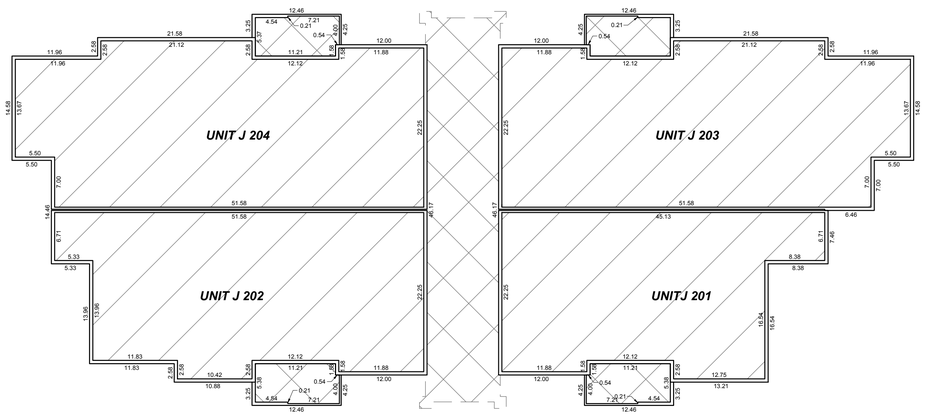
$_____ _____
FEE — CACHE COUNTY RECORDER



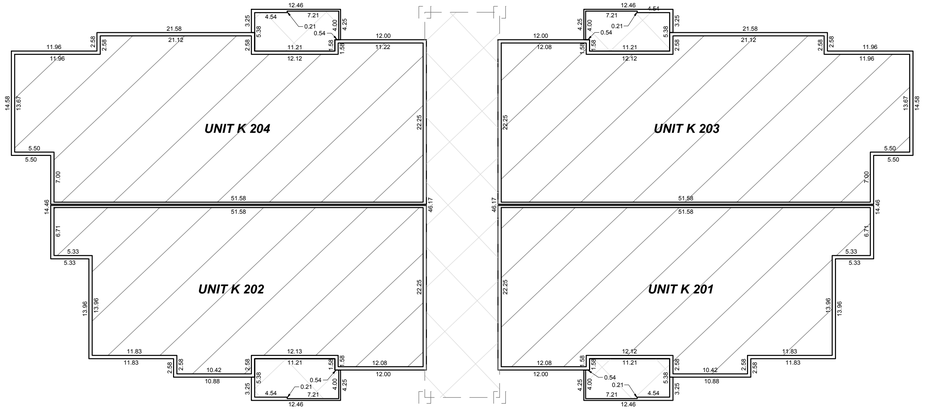
BUILDING J - 3RD FLOOR



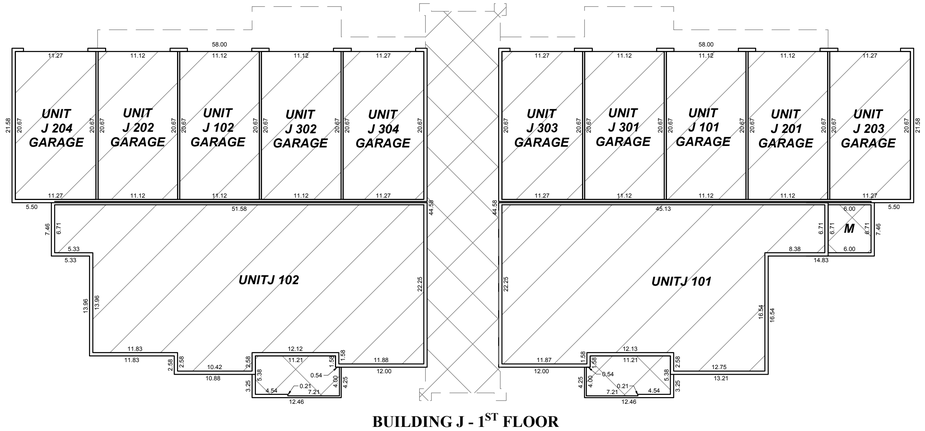
BUILDING K - 3RD FLOOR



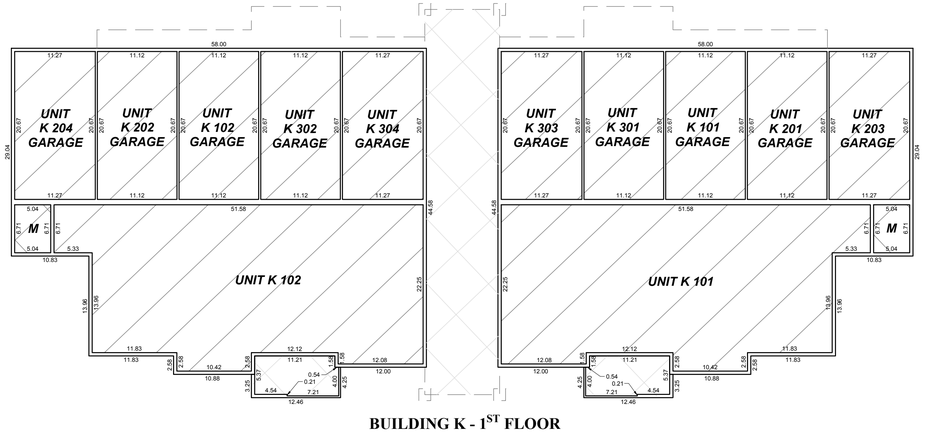
BUILDING J - 2ND FLOOR



BUILDING K - 2ND FLOOR



BUILDING J - 1ST FLOOR



BUILDING K - 1ST FLOOR

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LEGEND

- PRIVATE OWNERSHIP
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FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
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(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

FOR OFFICE USE ONLY
Date _____
Payment Form _____
Amount _____
Receipt # _____
Clerk _____

PROVIDENCE CITY
APPLICATION FOR APPROVAL OF A FINAL/AMENDED SUBDIVISION PLAT

Please Note: City Staff will NOT accept the application and fee payment if they are incomplete. Incomplete applications will NOT be processed or scheduled for review by the City. Name Ben Steele Initial BS

Date October 5, 2020

SUBMITTAL REQUIREMENTS — **Staff Check**

- Petition for Final Plat Amendment _____
- $600 application fee _____
- Cache County recorder's parcel map(s) of areas on the final plat _____
- Four (4) copies of the 24"x36" plat and one (1) copy of the 11"x17" plat _____
- Construction drawings (2-24"x36" copies and 1-11"x17" copy) _____
- Cost estimates for improvements _____
- Notice of intent (filed w/State of Utah) _____
- Storm Water Pollution Prevention Plan (SWPPP) _____
- An electronic copy of **ALL** submittals (flash drive or emailed is acceptable) _____

Applicant (all information **must** be provided)
Name Providence Gateway LLC
Address 50 E. 2500 N. North Logan, Utah 84341
Phone (208) 559-4016 Email bsteele@visionaryhomes.com

Party Responsible for Payment (if different than applicant)- the individual/firm to whom any and all professional services invoices (attorney/engineer/etc.) will be sent and who will be responsible for payment of such invoices.
Name _____
Address _____
Phone _____ Email _____

Property (if owner of record is different than applicant, the application **must** include a written statement from the owner of record consenting to the applicant's pursuit of a final plat approval or amendment)
Owner of record Providence Gateway LLC
Address (same as above)
Phone _____ Email _____

RECEIVED
OCT 05 2020
By

Project (all information **must** be provided)
Project name Providence Gateway LLC
Project location 459 W. 15 S. Parcel Tax ID 02-096-0001
Phase L & M Acreage of phase 24,229 SF (.56 ac) Total phases in project A-M
Zone MFH Height 41' 11" Initial BS Name Ben Steele
Setbacks (front yard) 25 (side yard) 10 (rear yard) 10 Initial BS

Architect/Engineer/Surveyor (all information **must** be provided)
Name Civil Solutions Group
Address 540 Golf Course Rd, Suite B1, Providence, Utah 84332

164 N. Gateway Dr * Providence UT 84332
435-752-9441 * Fax: 435-753-1586 * email: sbankhead@providence.utah.gov

Phone (435) 213-3762 Email mtaylor@civilsolutionsgroup.net

Property owner and contractor shall have responsibility to determine grades, and final placement and elevations of footings/foundations. Property owner and contractor shall be responsible for compliance with all state, national and local building codes and ordinances. Initial BS **Name** Ben Steele

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I declare under penalty of perjury that I am making this application of my own free will and choice and that the statements, answers, and documents submitted in connection with this application are true and correct to the best of my knowledge.

Signature of Applicant	Printed Name	Date
	Ben Steele	10/5/20

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Variance/ Appeal	----	----	----	----	----	----	✓	$100

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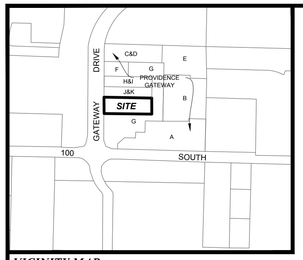
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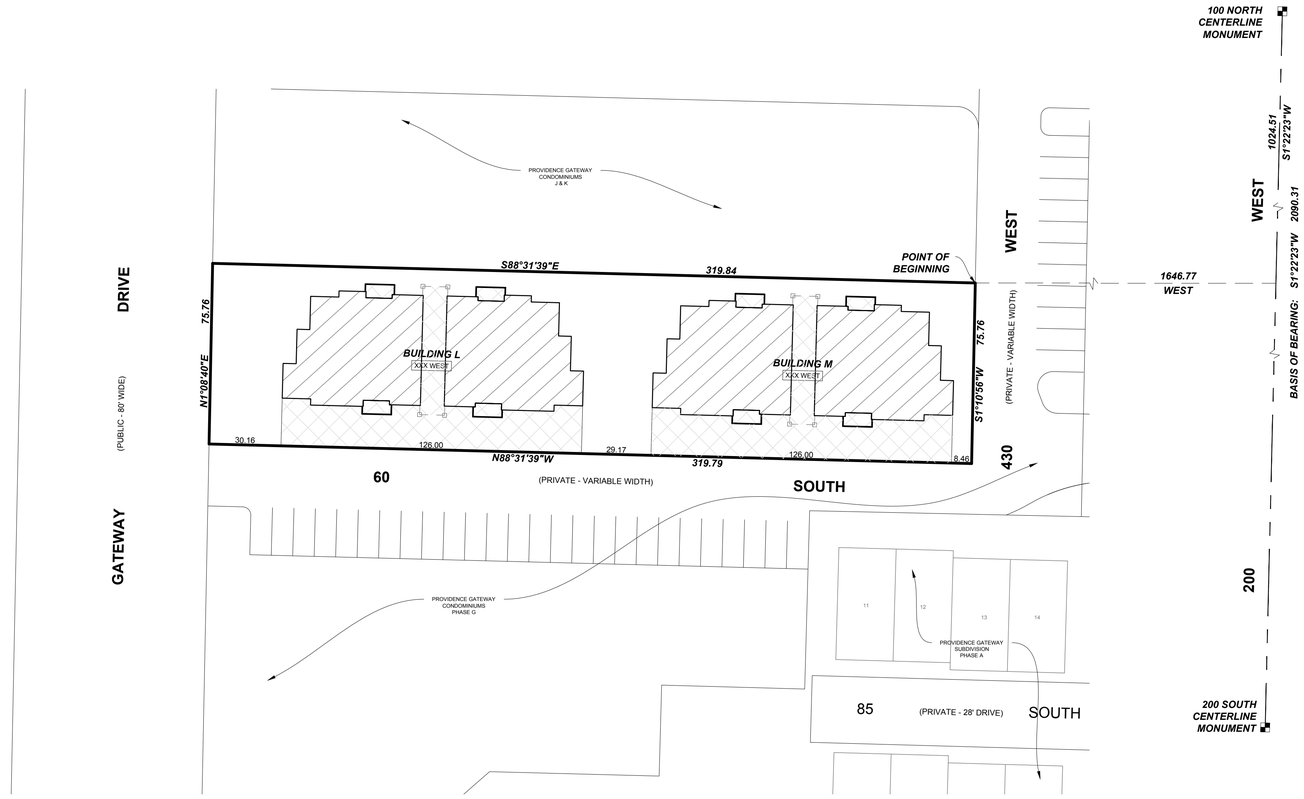
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PROVIDENCE, CACHE COUNTY, UTAH



VICINITY MAP

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5. WITH EXCEPTION OF THOSE AREAS UNDER PRIVATE OWNERSHIP, THE PROPERTY IS SUBJECT TO A BLANKET EASEMENT OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES EXCLUSIVELY SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT AR NOT LIMITED TO: WATER, SEWER, STORM DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET AND POWER.
7. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
8. NO HAZARDOUS SETBACKS ARE REQUIRED.



N

0 30' 60'

LEGEND

	PRIVATE OWNERSHIP
	COMMON OWNERSHIP
	LIMITED COMMON OWNERSHIP
M	MECHANICAL ROOM

SURVEYOR'S CERTIFICATE

I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF THE SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED PROVIDENCE GATEWAY CONDOMINIUMS PHASE F, AND THIS RECORD OF SURVEY MAP, CONSISTING OF TWO (2) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THE SURVEY.

DENNIS P. CARLISLE — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION

A portion of Lot 9, Block 27, Plat "A", PROVIDENCE FARM SURVEY located in Section 10, Township 11 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly line of PROVIDENCE GATEWAY CONDOMINIUMS PHASE G, according to the Official Plat thereof on file in the office of the Cache County Recorder located S1°22'23"W along the 200 West monument line 1,024.51 feet and West 1,646.77 feet from a centerline monument at the intersection of 100 North and 200 West; thence along said Phase G the following two (2) courses and distances: S1°10'56"W 75.76 feet; thence N88°31'39"W 319.79 feet to the easterly line of Gateway Drive conveyed to Providence City in Deed Book 1946 Page 1303 of the Official Records of Cache County; thence N1°08'40"E along said roadway 75.76 feet; thence S88°31'39"E 319.84 feet to the point of beginning.

Contains: 24,229+/- s.f.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED ARE THE OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OR SURVEY MAP, CONSISTING OF TWO (2) PAGES, TO BE DESCRIBED HEREON;
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;
3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO; AND

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

_____(SIGNATURE)
PROVIDENCE GATEWAY, LLC.

BY:_____(PRINTED NAME)

ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE ____ DAY OF _____ A.D. 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF PROVIDENCE GATEWAY, LLC, A UTAH LLC AND THAT HE/SHE SIGNED THE OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEY OF UTILITY EASEMENTS AND DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

COUNTY SURVEYOR'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND FURTHER CERTIFY THAT IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

_____ _____
COUNTY SURVEYOR — DATE

CULINARY WATER AND SANITARY SEWER

APPROVED THIS_____DAY OF_____, 20__, BY PROVIDENCE CULINARY WATER AUTHORITY AND SANITARY SEWER AUTHORITY.

_____
CULINARY WATER AND SANITARY SEWER AUTHORITY

MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE PROVIDENCE CITY MAYOR THIS _____DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
PROVIDENCE CITY MAYOR — DATE

_____ _____
PROVIDENCE CITY RECORDER — DATE

PLANNING COMMISSION APPROVAL

PRESENTED TO THE PROVIDENCE CITY PLANNING COMMISSION THIS _____DAY OF_____, 20__; AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL.

_____ _____
PLANNING COMMISSION CHAIR — DATE

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

_____ _____
CITY ENGINEER — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS_____DAY OF_____, 20__.

_____ _____
CITY ATTORNEY — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

UTILITY COMPANIES

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN REVIEWED AND ARE APPROVED.

DOMINION ENERGY* _____ DATE _____ ROCKY MOUNTAIN POWER _____ DATE _____

COMCAST CABLE _____ DATE _____ CENTURYLINK COMMUNICATIONS _____ DATE _____

*DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFORMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THIS PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. § 53-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

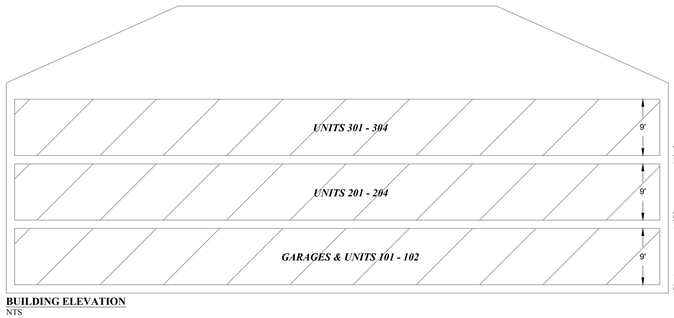
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE L & M
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE — CACHE COUNTY RECORDER

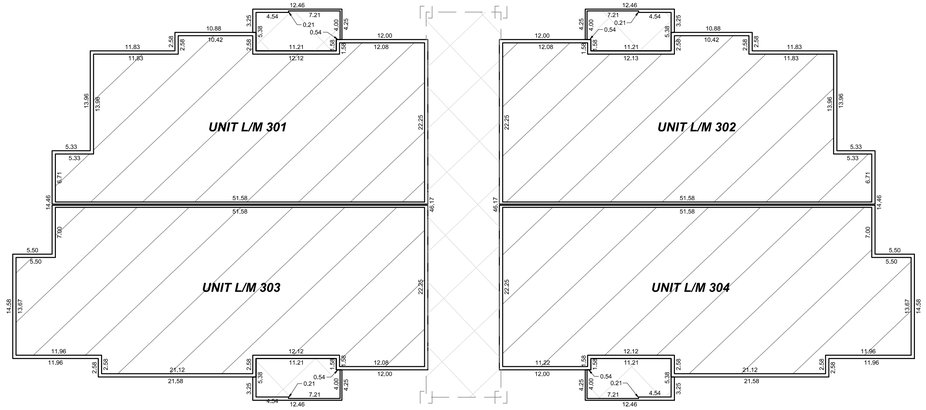


THIRD LEVEL FLOOR
121.56

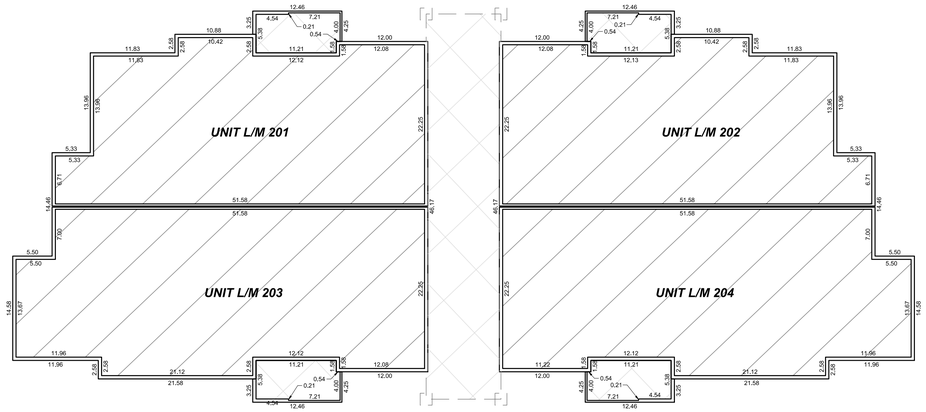
SECOND LEVEL FLOOR
110.78

MAIN LEVEL FLOOR
99.56

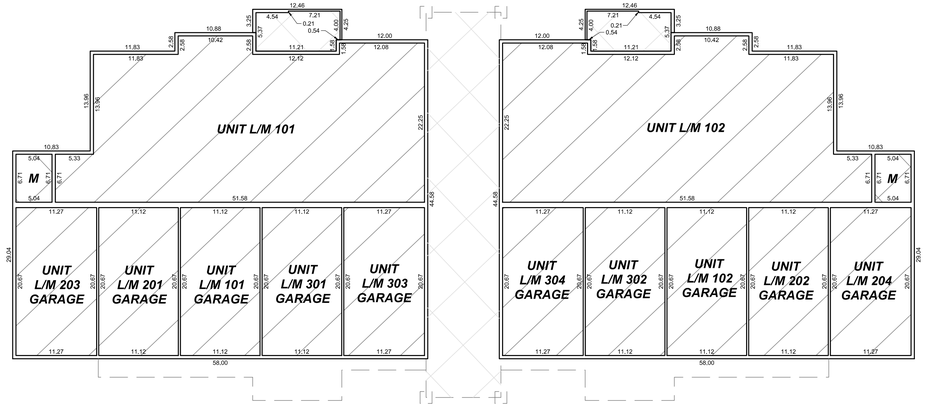
BUILDING ELEVATION
NTS



BUILDINGS L & M - 3rd FLOOR



BUILDINGS L & M - 2nd FLOOR



BUILDINGS L & M - 1ST FLOOR

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LEGEND

- PRIVATE OWNERSHIP
- COMMON OWNERSHIP
- LIMITED COMMON OWNERSHIP
- M — MECHANICAL ROOM

FINAL PLAT
OF
PROVIDENCE GATEWAY CONDOMINIUMS
PHASE L & M
(A PORTION OF LOT 9, BLOCK 27, PLAT "A", PROVIDENCE FARM SURVEY)
LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 10, T11N, R1E, SLB&M
PROVIDENCE, CACHE COUNTY, UTAH



Building 2B Option 1



Building 2B Option 2



Building 3B Option 1



Building 3B Option 2

Exterior Color Scheme

3

Color Schemes are plan specific. If product is not called out on specific elevation, do not apply.
Colors & materials will vary in texture, color & size.

	Material	Manufacturer	Color	Sample
1	Board & Batten	LP® SmartSide®	Sherwin-Williams SW 7604 Smoky Blue	
2	Textured sheet with Channel	LP® SmartSide®	Sherwin-Williams SW 7068 Grizzle Grey	
3	Thin Reverse Board & Batten	LP® SmartSide®	Sherwin-Williams SW 6168 Moderne White	
4	7" Hardboard Lap Siding	LP® SmartSide®	Sherwin-Williams SW 2844 Mist Grey	
5	4" Hardboard Trim	LP® SmartSide®	Sherwin-Williams SW 6168 Moderne White	
6	Garage door Wraps	LP® SmartSide®	Sherwin-Williams SW 6168 Moderne White	
7	Steel Garage Doors	Short Panel 2250 (Included)	Sherwin-Williams SW 7005 Pure White	
8	Fiberglass Entry Door	Painted Fiberglass (Included) 2-Panel (square) Cambridge 8' tall with Satin Nickel Hinges and Stainless steel theshold	Sherwin-Williams SW 6258 Tricorn BLK	
9	ENTRY DOOR (SECONDARY) (GARAGE MAN DOOR, WALKOUT BASEMENT DOOR & PATIO ATRIUM DOOR)	Solid Core w/ Masonite Veneer, Fire Door (Included) 2-Panel (square) Cambridge 8' tall with Satin Nickel Hinges and Stainless steel theshold	Sherwin-Williams SW 7005 Pure White	
10	Vinyl Exterior Sliding Patio Door	Vinyl Slider	White	
11	SOFFIT/ FASCIA / DRIP EDGES / GUTTERS & DOWNSPOUTS		White 04	
12	FLASHING		Victorian Grey	
13	Vinyl Exterior Windows	AMSCO WINDOWS	White	
14	STONE	HARRISTONE	Lueders Flint Hills Mortar color: Natural	
15	Column Stone Cap	HARRISTONE	Onyx Mortar color: Natural	
16	Asphalt Roof Shingles	LANDMARK®	Shingle: Moire Black Drip Edge: Black 33 Flashing : Black 33	
17	Address Numbers	moderndwell	6" Vintage Bronze	
18	Exterior Front Column Posts	LP® SmartSide® Wrapped post	Sherwin-Williams SW 7005 Pure White	

Exterior Color Scheme

4

Color Schemes are plan specific. If product is not called out on specific elevation, do not apply.
Colors & materials will vary in texture, color & size.

	Material	Manufacturer	Color	Sample
A	Board & Batten	LP® SmartSide®	SHERWIN-WILLIAMS. SW 6168 Moderne White	
B	Textured sheet with Channel	LP® SmartSide®	SHERWIN-WILLIAMS. SW 7005 Pure White	
C	Thin Reverse Board & Batten	LP® SmartSide® WOODTONE	Rustic Series Color: Cascade Slate	
D	7" Hardboard Lap Siding with 4" Hardboard Trim	LP® SmartSide®	SHERWIN-WILLIAMS. SW 7019 Gauntlet Gray	
E	4" Hardboard Trim	LP® SmartSide®	SHERWIN-WILLIAMS. SW 6168 Moderne White	
F	Garage door Wraps	LP® SmartSide®	SHERWIN-WILLIAMS. SW 7005 Pure White	
G	Steel Garage Doors	Short Panel 2250 (Included)	SHERWIN-WILLIAMS. SW 7005 Pure White	
H	Fiberglass Entry Door	Painted Fiberglass (Included) 2-Panel (square) Cambridge 8' tall with Satin Nickel Hinges and Stainless steel theshold	SHERWIN-WILLIAMS. SW 7005 Pure White	
I	ENTRY DOOR (SECONDARY) (GARAGE MAN DOOR, WALKOUT BASEMENT DOOR & PATIO ATRIUM DOOR)	Solid Core w/ Masonite Veneer, Fire Door (Included) 2-Panel (square) Cambridge 8' tall with Satin Nickel Hinges and Stainless steel theshold	SHERWIN-WILLIAMS. SW 7005 Pure White	
J	Vinyl Exterior Sliding Patio Door	Vinyl Slider	White	
K	SOFFIT/ FASCIA / DRIP EDGES / GUTTERS & DOWNSPOUTS		Black 33	
L	FLASHING		Victorian Grey	
M	Vinyl Exterior Windows	AMSCO WINDOWS	White	
N	STONE	HARRISTONE	Lueders Slate Mortar color: Natural	
O	Column Stone Cap	HARRISTONE	Charcoal Mortar color: Natural	
P	Asphalt Roof Shingles	LANDMARK®	Shingle: Moire Black Drip Edge: Black 33 Flashing : Black 33	
Q	Address Numbers	moderndwell	6" Vintage Bronze	456789
R	Exterior Front Column Posts	LP® SmartSide® Wrapped post	SHERWIN-WILLIAMS. SW 6991 Black Magic	

PROVIDENCE GATEWAY PHASES H, I, J, K, L & M
GRADING PLAN
SCALE: 1"=15'



GRADING SHEET KEYNOTES

1. GRADE BREAK
2. DRAINAGE PATHWAY

GRADING ABBREVIATIONS

- TBC = TOP BACK OR CURB
- FG = FINISHED GRADE
- TC = TOP OF CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- ME = MATCH EXISTING
- BOS = BOTTOM OF STAIRS
- TOS = TOP OF STAIRS

GENERAL NOTES

- MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
- MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL ADA STALLS, LOADING AREAS AND ACCESSIBLE ROUTES
- MAINTAIN A MAXIMUM SLOPE OF 2.0% ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY EXITS AND ENTRANCES.
- ENSURE RAIN GUTTER DOWNSPOUTS ARE LOCATED IN SUCH A WAY THAT THEY DRAIN AWAY FROM BUILDING & DISCHARGE TOWARDS A PAVED AREA.
- INSTALL SIGNS AT ALL ADA PARKING STALL LOCATIONS
- CONTOURS SHOWN AT 1 FOOT INTERVALS
- FINISHED GRADE AROUND BUILDINGS SHALL BE 0.5' BELOW THE FFE.

LEGEND

- ADA ACCESSIBLE ROUTE
- GRADE BREAK
- DRAINAGE PATHWAY

N

0 15' 30'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC, AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.

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www.civilsolutionsgroup.net

PROVIDENCE GATEWAY
CONDO BUILDINGS
100 SOUTH GATEWAY DR.
PROVIDENCE, UT 84332

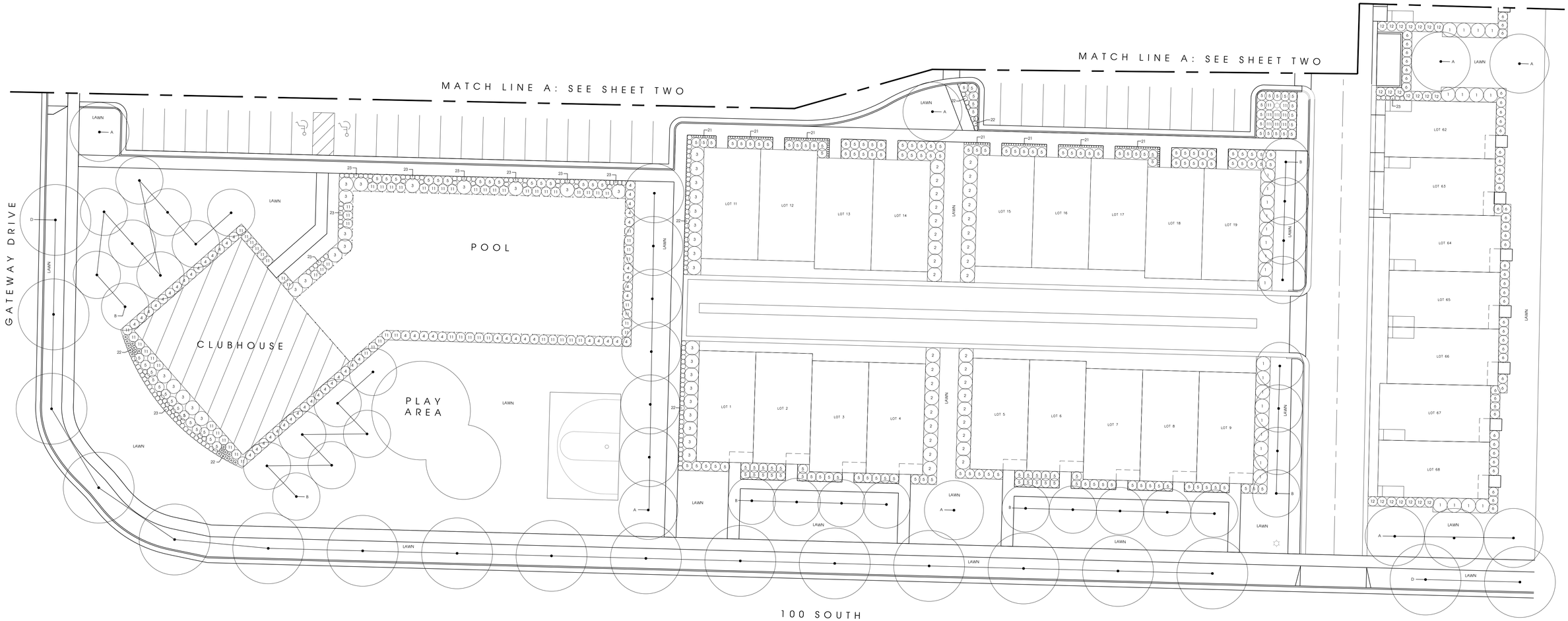
MARK:	DATE:	DESCRIPTION:

PROJECT #:	746-1701
DRAWN BY:	T. GLOVER
PROJECT MANAGER:	M. TAYLOR
ISSUED:	10.08.20

PROFESSIONAL ENGINEER No. 8746202 MARK TAYLOR STATE OF UTAH
DRAFT

GRADING PLAN

SHEET 1 OF 1



North 1" = 20 Feet

20 10 0 20 40

Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Shade Tree	Ulmus x 'Frontier'	Frontier Elm	2" cal.	
B	Accent Tree	Malus 'Perfect Purple'	Perfect Purple Crabapple	2" cal.	
C	Evergreen Tree	Picea pungens	Colorado Spruce	6 ft.	
D	Street Tree	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
1	Tall Shrubs	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal.	
2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
3		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
4	Medium Shrubs	Ligustrum v. 'Lodense'	Lodense Privet	2 gal.	
5		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	2 gal.	
6		Taxus baccata repandens	English Spreading Yew	2 gal.	
11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
21	Groundcover	Vinca minor	Dwarf Periwinkle	flat	Plant 12" oc
22	Perennial Flower	Hemerocallis 'Stella Supreme'	Stella Supreme Daylily	1 gal.	
23		Salvia spp.	Perennial Salvia	1 gal.	

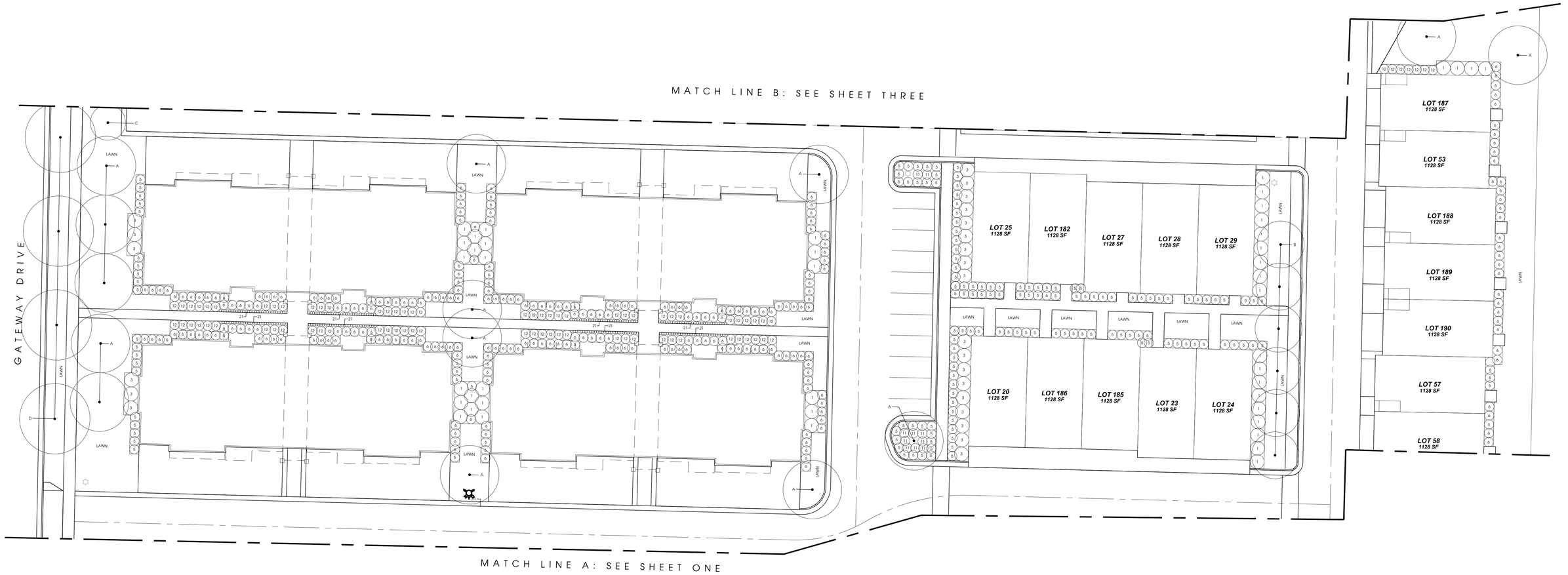
SHEET ONE
5 FEBRUARY 2019
Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Shade Tree	Ulmus x 'Frontier'	Frontier Elm	2" cal.	
B	Accent Tree	Malus 'Perfect Purple'	Perfect Purple Crabapple	2" cal.	
C	Evergreen Tree	Picea pungens	Colorado Spruce	6 ft.	
D	Street Tree	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
1	Tall Shrubs	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal.	
2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
3		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
4	Medium Shrubs	Ligustrum v. 'Lodense'	Lodense Privet	2 gal.	
5		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	2 gal.	
6		Taxus baccata repandens	English Spreading Yew	2 gal.	
11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
21	Groundcover	Vinca minor	Dwarf Periwinkle	flat	Plant 12" oc
22	Perennial Flower	Hemerocallis 'Stella Supreme'	Stella Supreme Daylily	1 gal.	
23		Salvia spp.	Perennial Salvia	1 gal.	

North 1" = 20 Feet

20 10 0 20 40

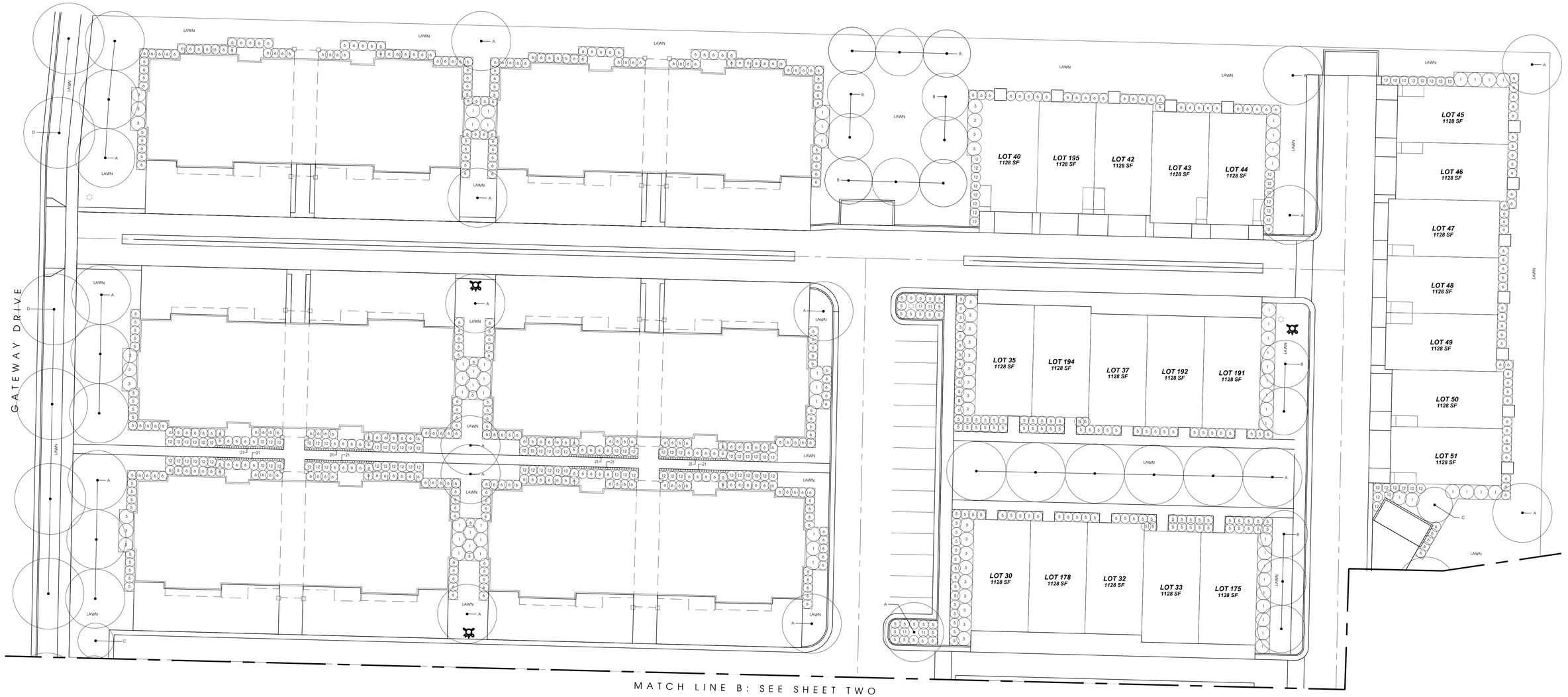
SHEET TWO
5 FEBRUARY 2019
Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



North 1" = 20 Feet

20 10 0 20 40

Plant List . Providence Gateway . Providence, Utah . Ironwood Construction

KEY	PLANT TYPE	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
A	Shade Tree	Ulmus x 'Frontier'	Frontier Elm	2" cal.	
B	Accent Tree	Malus 'Perfect Purple'	Perfect Purple Crabapple	2" cal.	
C	Evergreen Tree	Picea pungens	Colorado Spruce	6 ft.	
D	Street Tree	Tilia cordata 'Greenspire'	Little Leaf Linden	2" cal.	
1	Tall Shrubs	Cornus sericea 'Bailey'	Red Twig Dogwood	5 gal.	
2		Cotoneaster acutifolia	Peking Cotoneaster	5 gal.	
3		Euonymus alatus compacta	Dwarf Winged Euonymus	5 gal.	
4	Medium Shrubs	Ligustrum v. 'Lodense'	Lodense Privet	2 gal.	
5		Spiraea b. 'Anthony Waterer'	Dwarf Red Spiraea	2 gal.	
6		Taxus baccata repandens	English Spreading Yew	2 gal.	
11	Ornamental Grasses	Calamagrostis x a. 'Karl Foerster'	Karl Foerster Feather Grass	1 gal.	
12		Panicum v. 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	
21	Groundcover	Vinca minor	Dwarf Periwinkle	flat	Plant 12" oc
22	Perennial Flower	Hemerocallis 'Stella Supreme'	Stella Supreme Daylily	1 gal.	
23		Salvia spp.	Perennial Salvia	1 gal.	

SHEET THREE
5 FEBRUARY 2019
Planting Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Irrigation Notes

1. Connect to existing culinary water system, downstream of the existing meter. In some cases, a pressurized secondary water system may be available. If so, connect to this line for the irrigation system.
2. Install 2" Stop and waste valve, and double check valve type backflow preventer. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
3. Assumed static pressure at the connection is 60 psi. Verify pressures prior to commencing work. Notify Landscape Architect of any variation in pressures. Provide pressure-reducing devices as necessary to provide proper operating pressures at heads.
4. The drawings are essentially diagrammatic. Any lines shown running linearly under walks are shown there only for clarity of the drawing. Locate all lines in landscaped areas except to cross walks laterally as shown or as required to service other areas. Lateral crossings are always sleeved.
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   - Flow rate: 0.9 gph
   - Emitter spacing: 18 inches
   - Install per manufacturer's recommendations
9. After the drip system is fully operational, the moisture content of the soil in planting beds must be closely monitored and the controller set to provide adequate and not excessive water to shrub beds.

Irrigation Schedule . Providence Gateway . Providence, Utah . Ironwood Construction

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▨	Identifies beds to be irrigated using a drip system. Letter indicates valving. Use Rainbird XFD-09-18-100: On-surface dripline. See note #8	0.9 gph	
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⊠	Rainbird ESP-LXM: 8-station outdoor controller. As necessary, add ESPXLMSM4: 4-station module		
☒	Main connection: Make connections to existing culinary water lines servicing buildings. See, also, notes #1 thru #3		
═	Main Line: 1 ½" Schedule 40 PVC		
─	Lateral Lines: Schedule 40 PVC, sized per plan		
:::::	Sleeve for pipe and wiring, as required. See note #5		

North 1" = 20 Feet

20 10 0 20 40

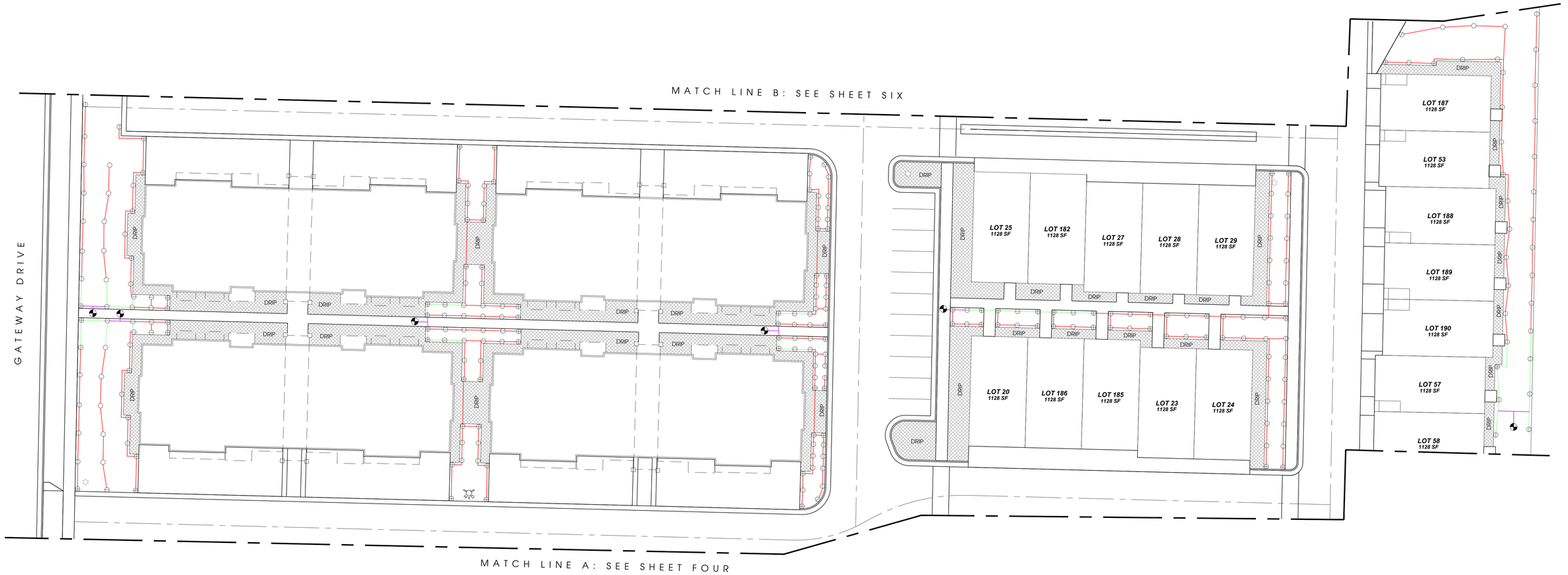
SHEET FOUR
5 FEBRUARY 2019
Irrigation Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
CONSULTANTS
LAND PLANNING • LANDSCAPE ARCHITECTURE
P.O. Box 469, Millville, UT 84326 435.753.2955



Irrigation Notes

1. Connect to existing culinary water system, downstream of the existing meter. In some cases, a pressurized secondary water system may be available. If so, connect to this line for the irrigation system.
2. Install 2" Stop and waste valve, and double check valve type backflow preventer. Locate backflow device in shrub bed. Ensure that equipment and installation meet applicable state codes.
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Irrigation Schedule . Providence Gateway . Providence, Utah . Ironwood Construction

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20 10 0 20 40

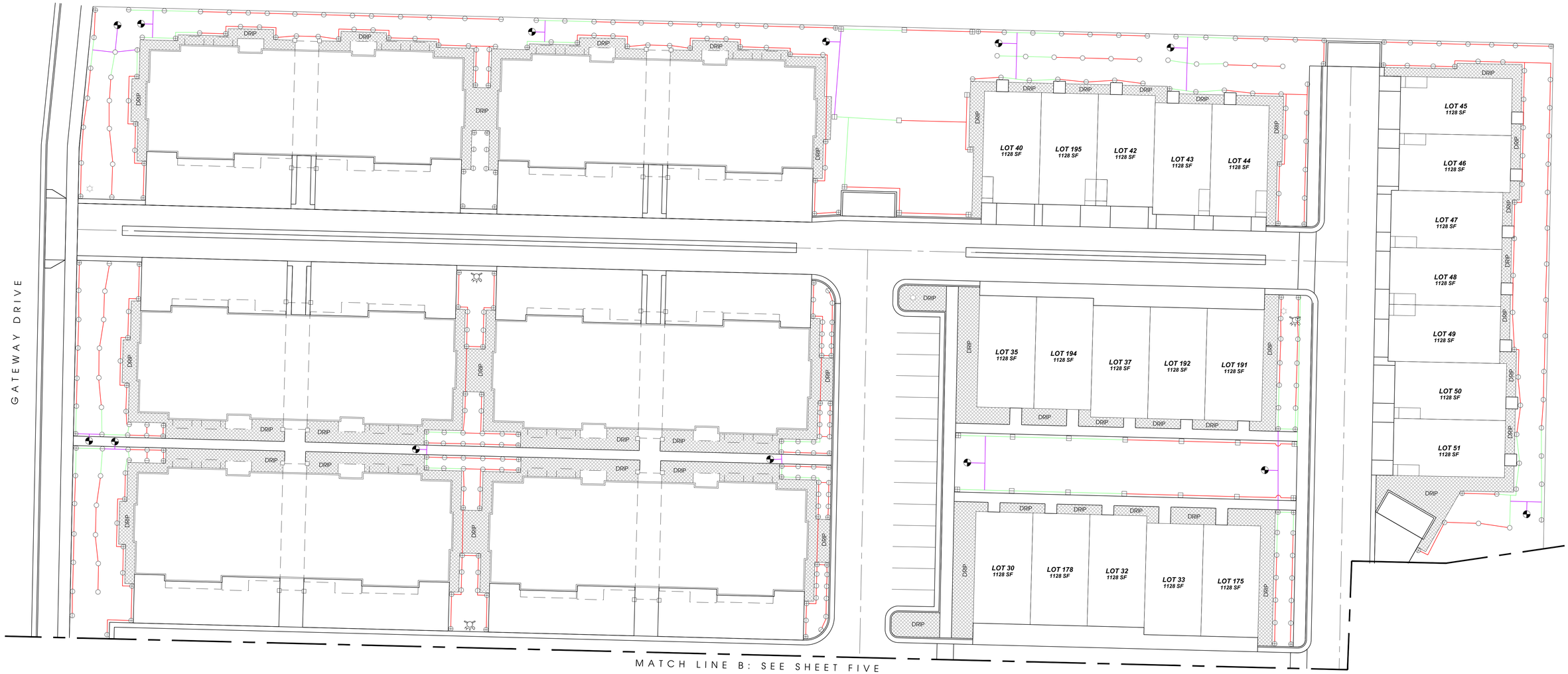
SHEET FIVE
5 FEBRUARY 2019
Irrigation Plan

PROVIDENCE GATEWAY

Providence, Utah

Ironwood Construction . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY
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LAND PLANNING • LANDSCAPE ARCHITECTURE
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20 10 0 20 40

SHEET SIX
5 FEBRUARY 2019
Irrigation Plan

PROVIDENCE GATEWAY

Providence, Utah

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Providence City Planning Commission Agenda Amended
Providence City Office Building, 164 North Gateway Drive, Providence UT 84332
October 28, 2020 6:00 p.m.

Members of the Planning Commission may be attending this meeting electronically.
This meeting will live stream on Providence City's YouTube Channel.
Persons wishing to comment on agenda items may email their comments to providencecityutah@gmail.com or text comments to 435-752-9441.

Study Items(s):
Item No. 1. City Code Review & Discussion: The Planning Commission will review and discuss portions of Providence City Code Title 10 Zoning Regulations to consider and prioritize possible amendments.

Providence City Code Title 10 Zoning Regulations can be found at the following link:
https://providence.municipalcodeonline.com/book?type=ordinances#name=Title_10_Zoning_Regulations